

CLASS E OPPORTUNITY

WANDSWORTH

UNIT 4

GARRATT LANE
SOUTHSIDE**Description**

Providing approximately 676,000 sq ft of retail and leisure accommodation, Southside Wandsworth caters for all of its diverse catchment. The scheme benefits from annual footfall of 9.2 million and is anchored by **Waitrose, Primark, H&M, TK Maxx, Gravity, Cineworld** and **Decathlon**.

4 Garratt Lane benefits from excellent visibility and nearby to **McDonalds, Evans Cycles, Wingstop** and **The Gym Group**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors, providing the following approximate areas:

Ground Floor	2,439 sq. ft.	(226.59 sq. m)
First Floor	1,392 sq. ft.	(129.32 sq. m)
Second Floor	436 sq. ft.	(40.40 sq. m)
TOTAL	4,267 sq. ft.	(396.41 sq. m)

Lease

The premises are to be let on an effectively full repairing and insuring lease for a term to be agreed, subject to vacant possession.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £36,381 per annum.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£65,000
UBR (26/27)	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 33. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Emma Wright **07823 760818**
emma.wright@greenpartners.co.uk

Or **Time Retail Partners**.

Subject to Contract

