



**DAVIS
COFFER
LYONS**

NEW LEASE AVAILABLE – 850 SQ FT TO 1,850 SQ FT A3 UNIT

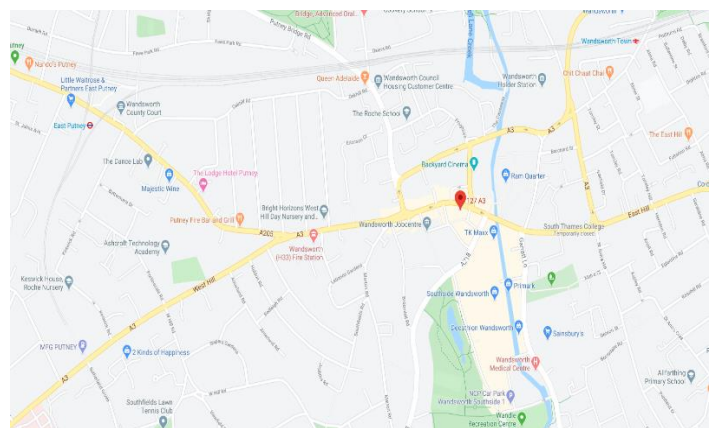
WANDSWORTH HIGH STREET, SW18



127-129 Wandsworth High Street, London SW18 4LX

Summary

- New Lease Available
- A3 / E Class Use
- Double Fronted Shop
- GIA 850 Sq Ft to 1,850 Sq Ft
- Other Uses Will Be Considered STP



Viewing is strictly by prior appointment with sole agent
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Location

The premises are located on Wandsworth High Street, close to East Putney Underground and Wandsworth Town Stations. There are a number of restaurant, pub and bar operators locally, including those in Southside Shopping Centre and the Ram Quarter mixed-use development, which are located a short walk away. The area benefits from a large residential catchment. Local operators include Costa Coffee, Kaspas Dessert Bar, King's Arms Pub, Tesco Express, Backyard Cinema and numerous other independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The premises occupy an attractive double fronted shop and are arranged at ground floor level. The unit will be delivered in a shell condition.

We understand the approximate Gross Internal Area to be:

Ground Floor	79 sq m to 172 sq m	850 sq ft to 1,850 sq ft
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Tenure

The premises are available on a new lease for terms to be agreed.

Rent

Upon application.

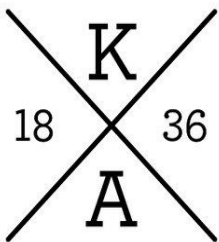
Planning

The premises benefits from A3 use (E Class). Other uses will be considered STP.

Further Details

An EPC has been commissioned and can be arranged upon request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.



southside
Shop. Eat. Watch. Enjoy.

