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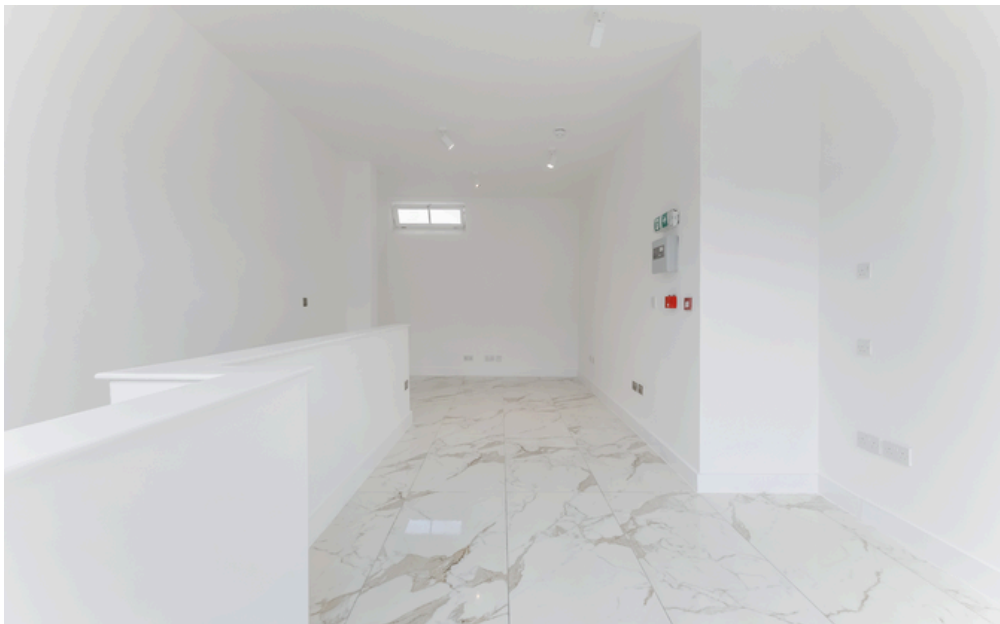
**170 WANDSWORTH BRIDGE ROAD**

**FULHAM, SW6 2UQ**

**BOUTIQUE SHOP/OFFICE - TO LET**

**430 SQ FT (42 SQ M)**





# 170 WANDSWORTH BRIDGE ROAD

FULHAM, SW6 2UQ

# LEWIS & CO

## DESCRIPTION

170 Wandsworth Bridge Road comprises a newly refurbished boutique shop. The unit is being refurbished to a high standard with hard wood flooring, recessed halogen lighting, air conditioning, and new shopfront. The unit therefore offers a rare opportunity to acquire a boutique style shop/office ready for immediate occupation in a desirable part of Wandsworth Bridge Road.

## LOCATION

The property is located within the London Borough of Hammersmith and Fulham, midway along Wandsworth Bridge Road (A217) between its junctions with Studdridge St and Rycroft St. Wandsworth Bridge Road runs from Eel Brook Common and New King's Road (A308), to the north, to Wandsworth Bridge and the River Thames, to the south.

The western side of the road, where the building is located, comprises a mix of retail units and restaurants with residential upper parts, whilst the eastern side predominantly comprises residential.



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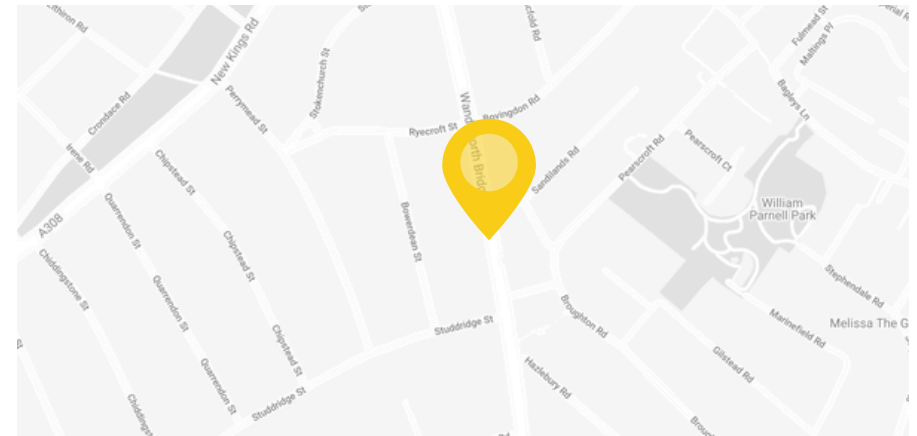
## TRANSPORT

The property benefits from excellent transport communications with Fulham Broadway London Underground Station (District Line) lying some 1.1km (0.7 miles) to the north of the property, providing access into central London, whilst both Imperial Wharf Station (London Overground) and Wandsworth Town Station (National Rail) lie 1.3 km (0.8 miles) to the east and south respectively.

Several local bus routes also run along Wandsworth Bridge Road. The A4 lies some 2.6 km (1.6 miles) to the north and provides vehicular access both into central London and to the M25 Motorway and Heathrow Airport in the west.

## FLOOR AREAS

Floor	sq ft	sq m
GF & LG	430	42
<b>Total</b>	<b>430</b>	<b>42</b>



## TERMS

A new FRI Lease.

## EPC

Available upon request.

## RENT

£17,500 per annum.

## VAT

Applicable.

## RATES

TBC, but it believed that the unit will fall below the small business threshold and may therefore be exempt from business rates for the current year.

## VIEWING

Strictly by appointment through the joint sole agents.

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