



**733 GARRATT LANE, EARLSFIELD
LONDON, SW17 0PD**

**SHOP TO LET
361 SQ FT**

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EARLSFIELD, SW17 0PD

**LEWIS
&CO**

DESCRIPTION

A well positioned Class E ground floor lock up shop with full height glazed frontage, electric security shutter, WC and small kitchenette. The unit was most recently occupied as a barber shop but would suit a range of alternative uses including retail, office and professional services.

LOCATION

Prominently located on Garratt Lane, a well established commercial thoroughfare connecting Tooting and Wandsworth, the property benefits from high levels of passing traffic and footfall. Earlsfield station is within easy reach, with AFC Wimbledon close by, helping drive local activity. Pay and display parking is available directly outside, supporting convenient short stay trade. Nearby occupiers include Tesco Express, Enterprise Rent A Car and a variety of independent retailers.

SPECIFICATION

- Electric security shutter
- Situated in a highly visible prime position on this popular high street.
- Well situated to serve the nearby affluent residential population.
- Use Class E.
- 15 ft shop frontage

FLOOR AREAS

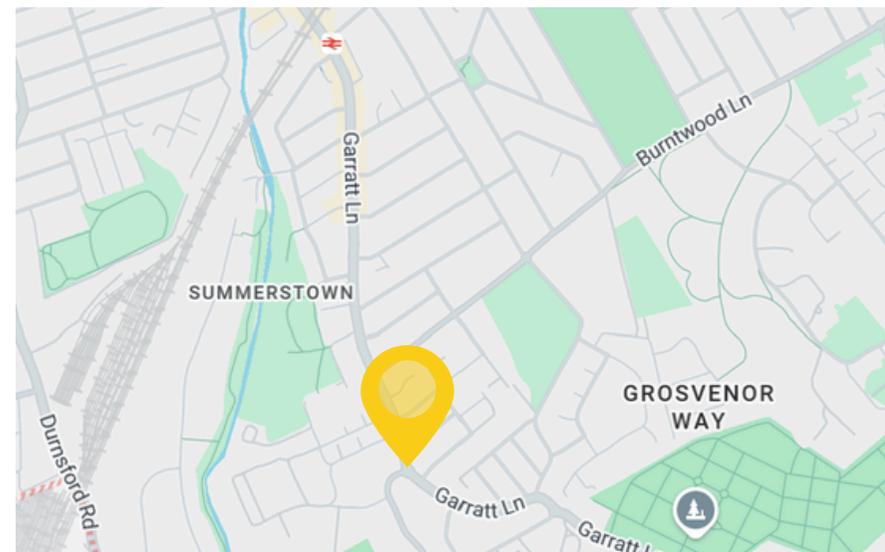
	sq ft	sq m
Ground	361	33.5

TERMS

New FRI Lease available.

RENT

£16,500 per annum exclusive



RATES

The rateable value falls within the small business rates relief threshold and, subject to the occupier meeting the relevant criteria, no business rates should be payable.

EPC

Available upon application.

VAT

The property is not elected for VAT

VIEWING

Strictly by appointment through the sole agents.

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