

**LEWIS
& CO**



**96 & 98 WANDSWORTH BRIDGE ROAD
FULHAM, SW6 2TF**

**TWO SHOPS TO LET
1,063 SQ FT & 247 SQFT**



96



98



96 & 98 WANDSWORTH BRIDGE ROAD FULHAM, SW6 2TF

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DESCRIPTION

Two recently refurbished prime retail units to let on Wandsworth Bridge Road.

No. 96 is the larger of the two, arranged over ground floor and basement, providing flexible accommodation. No. 98 is arranged entirely over ground floor and offers a turnkey opportunity.

Both units would suit a variety of Class E occupiers.

LOCATION

Situated in a highly visible prime position on the West side of Wandsworth Bridge Road, in Fulham, the property provides one of the most prominent opportunities available on the Street. Wandsworth Bridge Road has recently grown to become a popular retail destination, attracting an increasing number of retailers focused on Interior Design, and home improvements.

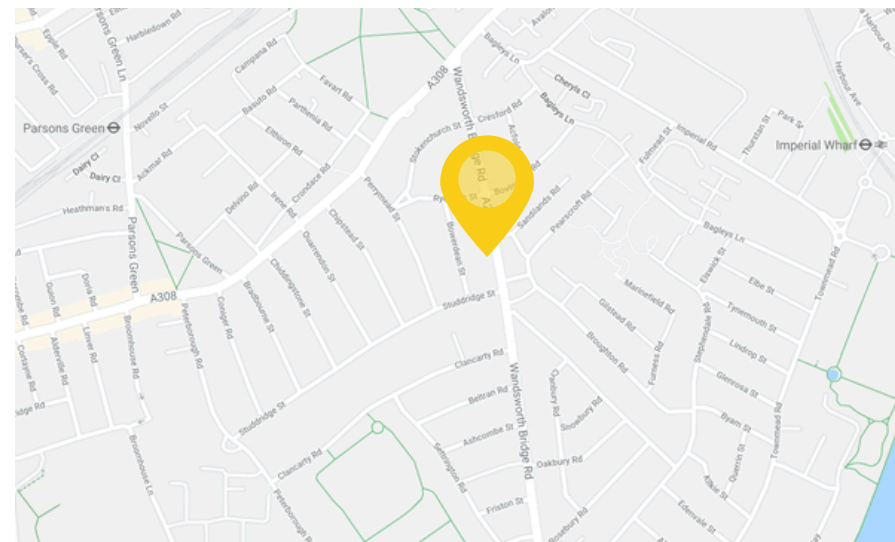
The parade also boasts a broad range of independent shops, cafes and restaurants creating a hive of local activity. The nearby residential population is extremely affluent and the property is well positioned to serve the catchment areas nearby.

SPECIFICATION

- Refurbished.
- Situated in a highly visible prime position on this popular high street.
- Well situated to serve the nearby affluent residential population.
- Use Class E.

FLOOR AREAS

Unit	sq ft	sq m
96 (ground & basement)	1,063	99
98 (ground)	247	23



TERMS

New FRI Leases available.

RENTS

96 - £34,000 per annum exclusive
98 - £19,000 per annum exclusive

RATES

Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon application.

SERVICE CHARGE

To be confirmed.

VIEWING

Strictly by appointment through the sole agents.

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