

Wandsworth

Former Library, 11 Garratt Lane, SW18 2JX

To Let



9,434 sq ft available

Prime High Street Location

Former Library, 11 Garratt Lane, Wandsworth, SW18 2JX

AVISON
YOUNG



PROPERTY OVERVIEW

- The property comprises the former library and is arranged over ground, basement and first floors.
- The premises are an interesting blend of period and contemporary architecture.
- Totalling **9,434 sq ft (876.4 sq m)**
- Available on a new lease with terms to be agreed.

KEY HIGHLIGHTS



Prime High St location



Directly opposite Southside Shopping Centre



Range of uses

Quoting Rent
£165,000 pa



New Lease Available

Former Library, 11 Garratt Lane

LOCATION

The subject property is situated in Wandsworth Town, an affluent district of South West London within the London Borough of Wandsworth.

The premises front Garratt Lane, directly opposite Southside Shopping Centre. Garratt Lane is an important arterial route linking Wandsworth to Tooting, providing bus routes through to the tube network at Tooting, or access to mainline train services into Clapham Junction, Vauxhall and London Waterloo. Nearby retailers include Pret a Manger, Costa Coffee and Orange Theory Fitness.

Other key footfall drivers in the area include Sainsbury's Superstore, Waitrose, Cineworld and numerous fashion retailers including H&M, Primark and TK Maxx.

DESCRIPTION

The premises comprise the former Library and is arranged over ground, basement and first floors. The premises are an interesting blend of period and contemporary architecture, providing the following approximate net internal floor areas:

FLOOR	SQ M	SQ FT
Ground (Sales)	410.5	4,419
Basement	69.1	744
First	396.8	4,271
TOTAL	876.4	9,434

QUOTING RENT

£165,000 pa

LEASE TERMS

New Lease available.

PLANNING

The premises are available for any use within Class F.1 of the Town & Country Planning (Use Classes) Order 2020. Other uses will be considered. The property is Grade II listed.

Interested parties should carry out their own due diligence in this regard.

BUSINESS RATES

We understand the property is assessed as follows:-

Rateable Value 23/24:	£94,500
UBR 23/24:	£0.532p
Rates Payable	£50,274

Interested parties should carry out their own investigations.

EPC

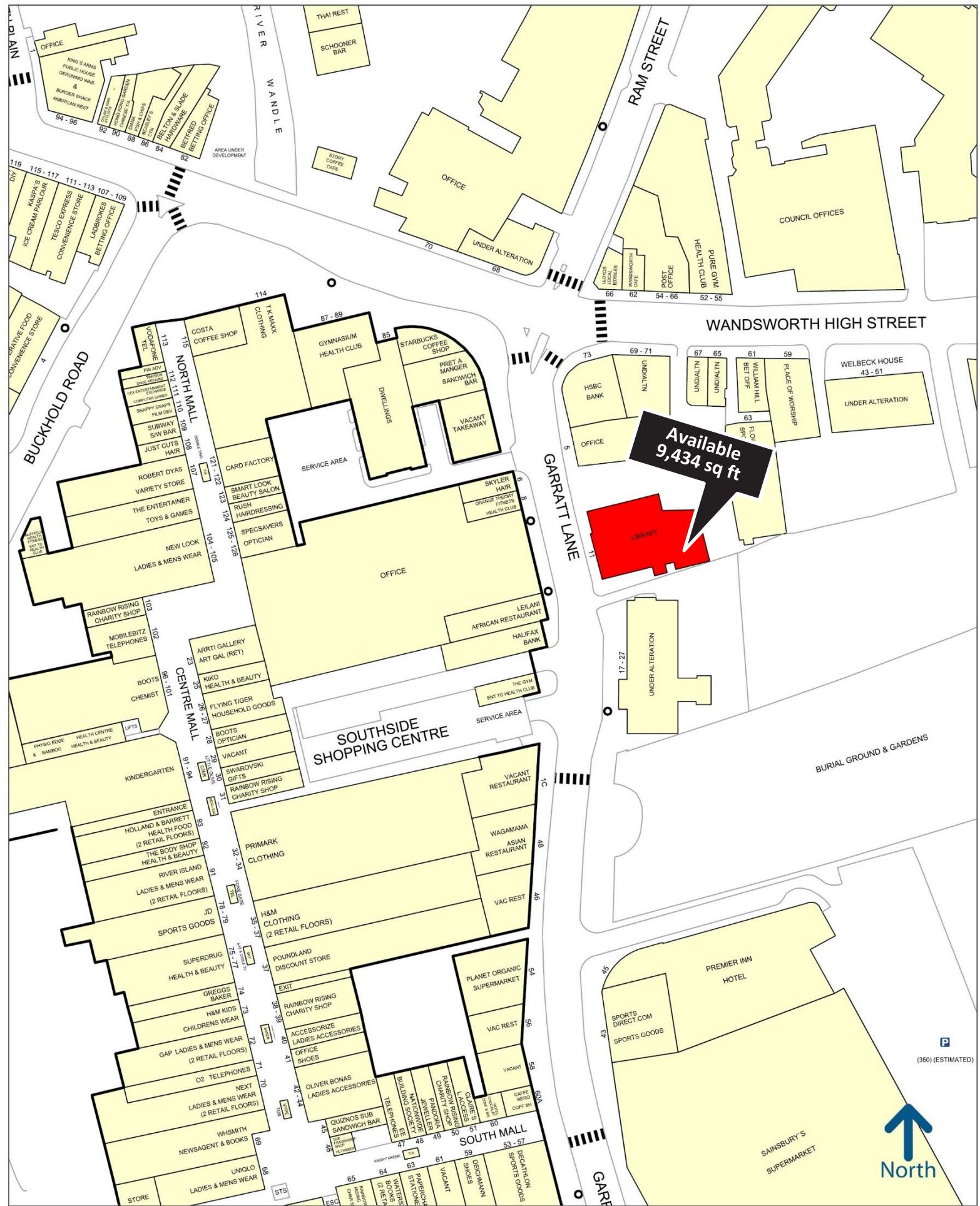
The Energy Performance Asset Rating for this property is **D-82**. A certificate can be made available.

LEGAL COSTS

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

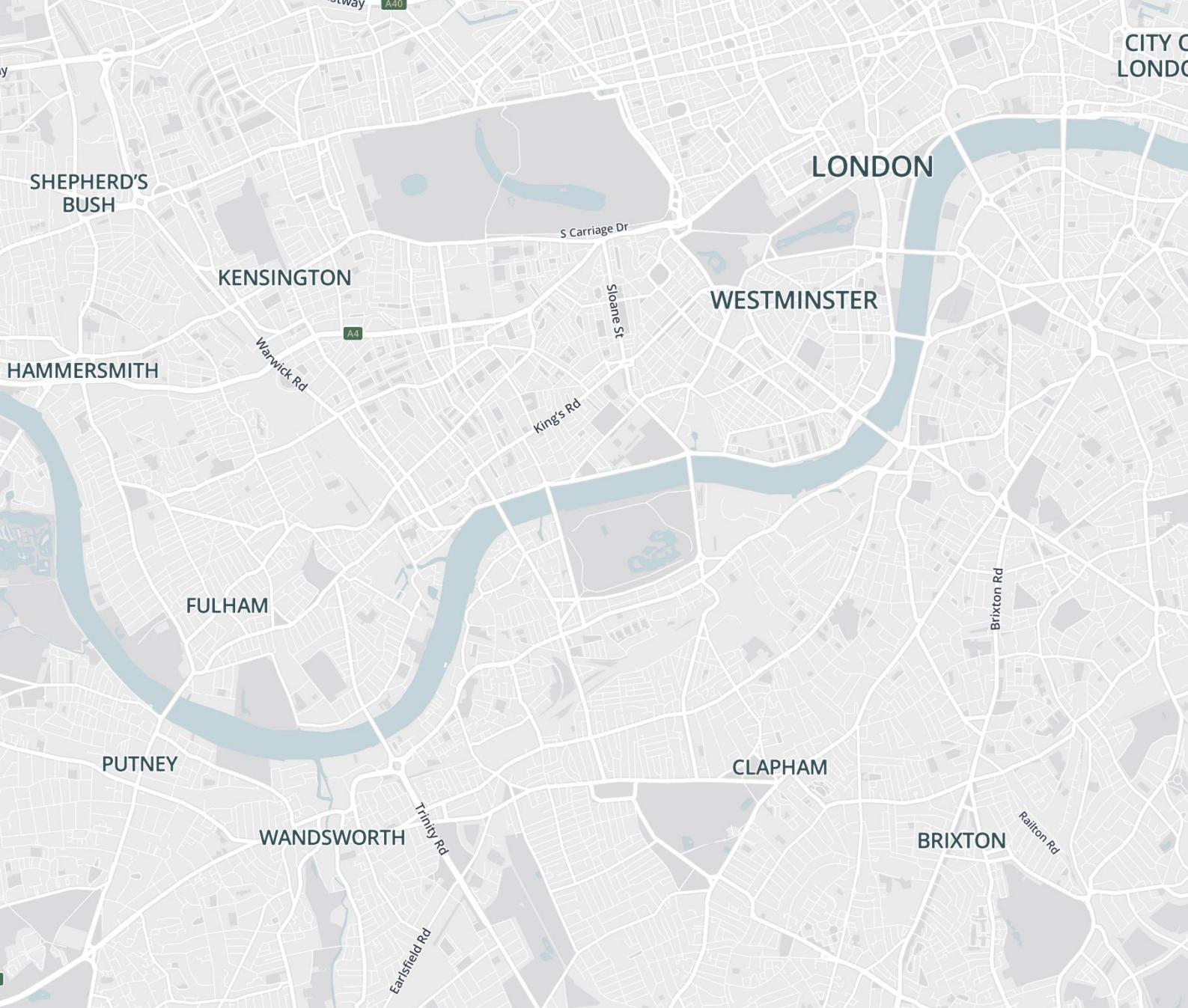
VAT

VAT if applicable will be charged at the standard rate.



Experian Goad Plan Created: 10/02/2022
Created By: Avison Young

TO LET | Former Library, 11 Garratt Lane Wandsworth



Get More Information

Lewis Sinclair

+44 (0)7908 227966

Lewis.sinclair@avisonyoung.com

Ella Traynor

+44 (0)7958 028582

ella.traynor@avisonyoung.com

Rob Fraser

+44 (0)7894 605513

rob.fraser@avisonyoung.com

avisonyoungretail.co.uk

September 2023

© 2022 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers/ funders/ lessee.

**AVISON
YOUNG**