

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.



**Quoting Rent
£165,000 pa**



**New Lease
Available**

KEY HIGHLIGHTS



**Prime High St
location**



**Directly
opposite
Southside
Shopping
Centre**



Range of uses

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

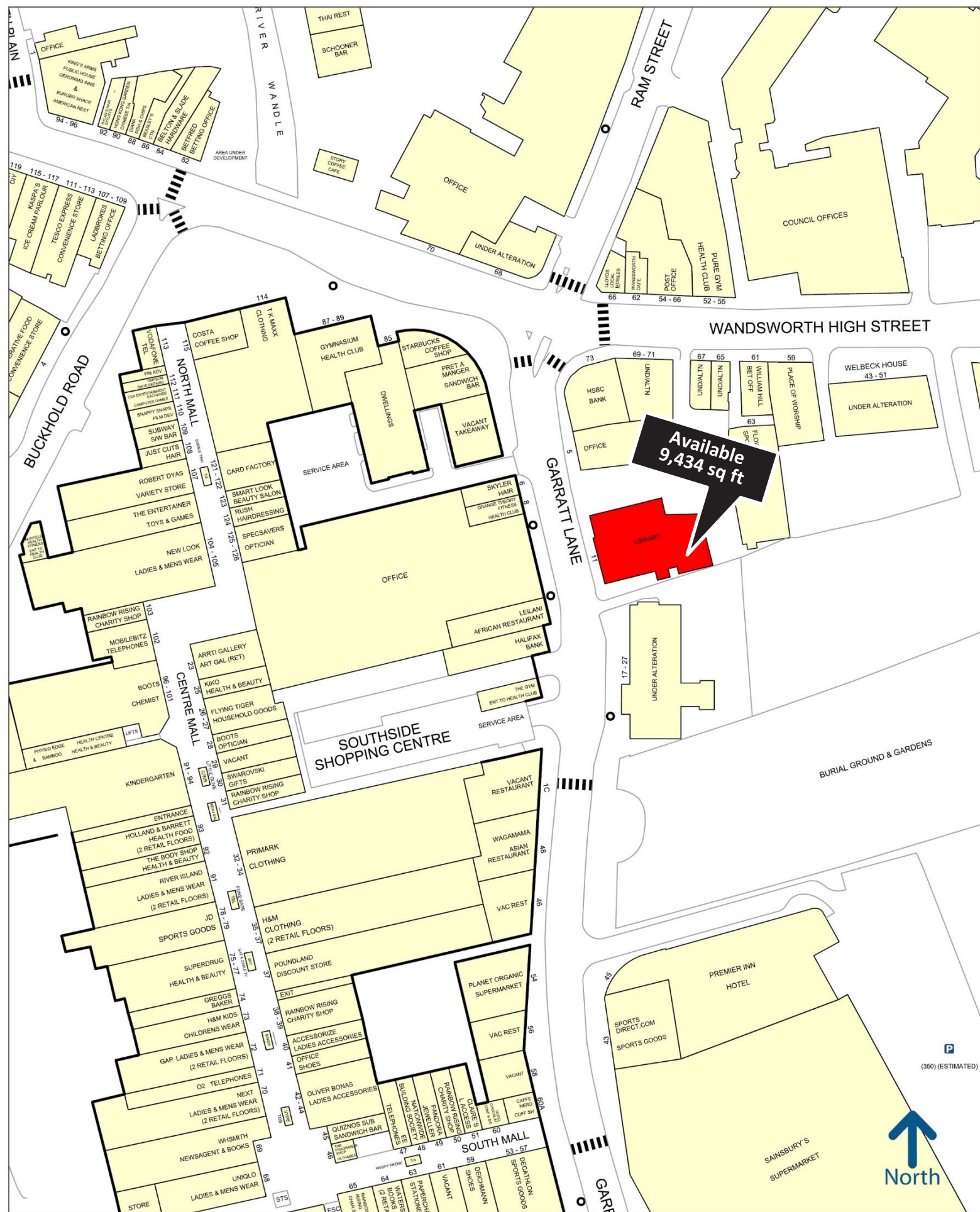
The Energy Performance Asset Rating for this property is **D-82** . A certificate can be made available.

LEGAL COSTS

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

VAT

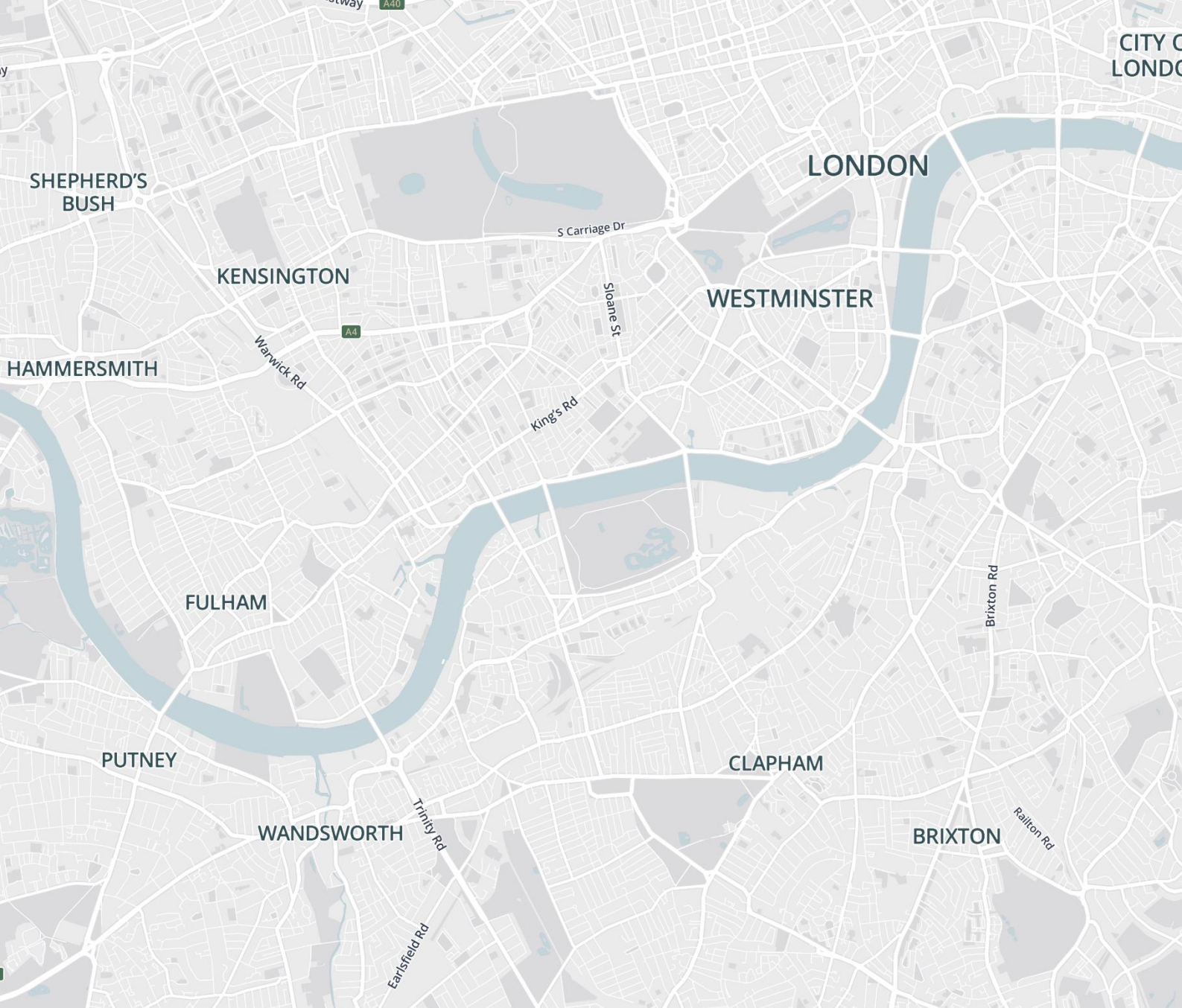
VAT if applicable will be charged at the standard rate.



50 metres

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

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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.

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