



Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP & PREMISES**  
**10 BELLEVUE ROAD**  
**WANDSWORTH COMMON**  
**LONDON, SW17 7EG**



- SOUGHT AFTER TRADING LOCATION
- FULLY FITTED OUT – READY TO TRADE
- COMPETITIVE TERMS

**SITUATION/LOCATION**

The Property is situated on the East Side of the very Popular and much sought after Bellevue Road, opposite Wandsworth Common and close by to the Junction with St James Drive.

Bellevue Road is an Upmarket Retail Location with a variety of Boutiques, Cafes and Restaurants with adjoining and nearby occupier including Sainsburys Local, Chez Bruce, Knight Frank.

Wandsworth Common Station is within walking distance and there is Available Street Parking.

The Unit is situated towards the Northern End of Bellevue Road with adjoining occupiers including Café Nero, Dermalogica, Smart Clinics, etc. See Plan Over.

**DESCRIPTION/ACCOMMODATION**

The Property Comprises Ground Floor Sales with Upper Floor Residential Accommodation which is currently Sub-Let, forming part of a Terrace Block of similar Premises.

Fully Fitted Out, the Ground Floor has a Modern Shop Front, Plastered / Lined Walls, Lighting Throughout – Ready to Trade.

Gross Frontage	18'
Internal Width	13' 9"
Ground Floor Sales	535 sq ft
Rear Ancillary	244 sq ft
WC Accommodation	

The Upper Floor Accommodation Comprises a Self Contained Residential Maisonette currently Let and Occupied by way of an AST.

**TENURE / RENTAL**

The Premises are held by way of an Existing Lease for a Term Expiring 24<sup>th</sup> December 2022 at a Current Rent Payable of £45,700 p.a.x, fixed to Lease Expiration.

The Upper Floor Accommodation is Current Let on an AST at an Income of £19,162.56 p.a.

Net Rent Payable for the Ground Floor Retail Shop and Accommodation is therefore £26,537.44 p.a.x

**RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £22,250 and rates payable for 2020/2021 of £11,102.75.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the Local Authority.

**LEGAL COSTS**

Each Party is to be responsible for all Legal Costs associated with the transaction.

**VIEWING**

**STRICTLY BY APPOINTMENT** Viewing is Strictly through Appointment with the Sole Retained Agents Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/06/2020).

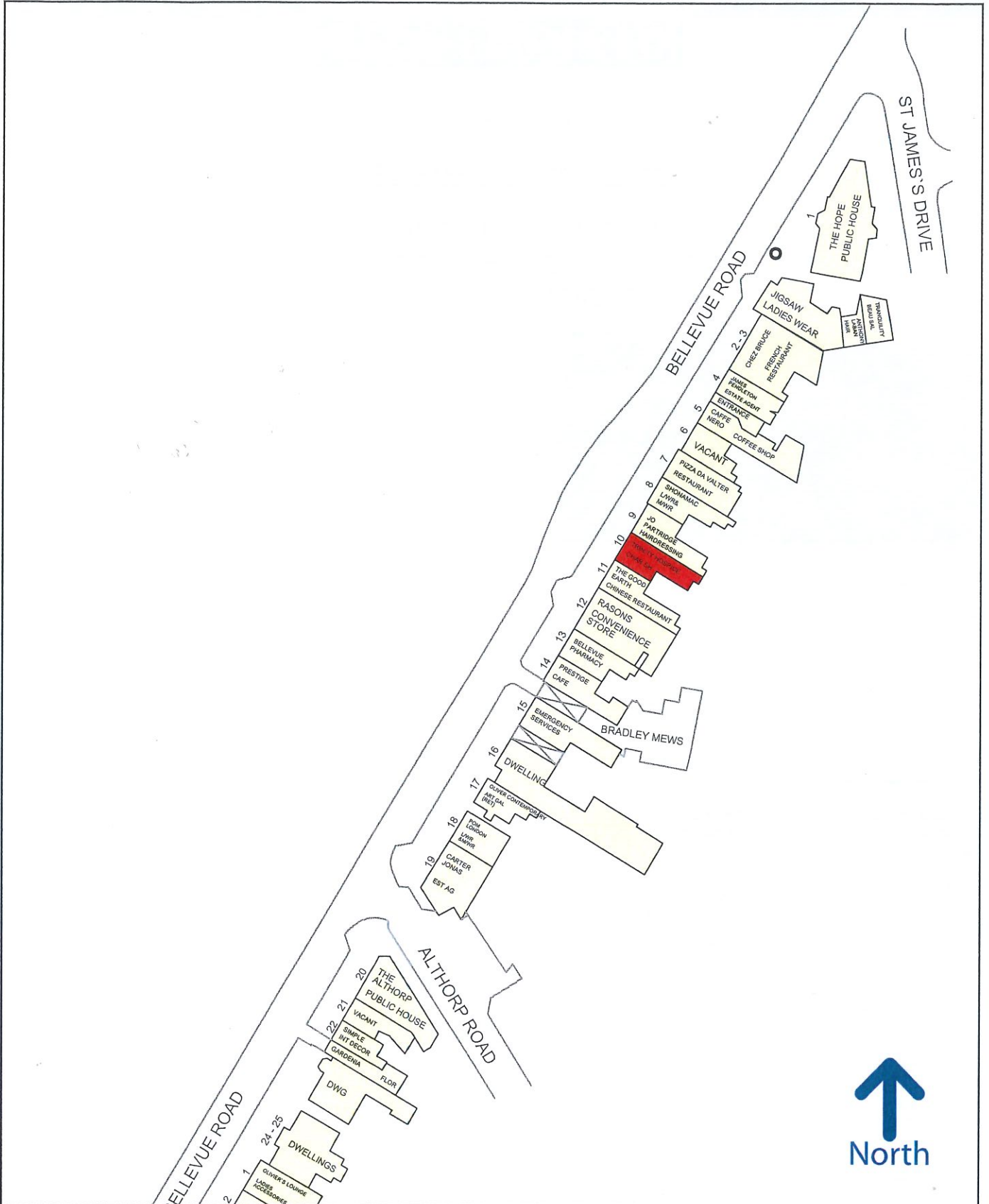
**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error misstatement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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Experian Goad Plan Created: 07/07/2020  
Created By: Picton Jones

