

Prime⁺ Retail

Shop To Let

VAUXHALL - SW8
1-5 Wandsworth Road

Prime Corner Location

Location

The subject property is located in a prime corner position, immediately opposite the entrances to Vauxhall Mainline and Underground station, benefitting from a return frontage. Starbucks are situated immediately adjacent to the premises, whilst Little Waitrose, Sainsburys Local, Nandos, Pret A Manger and Travel Lodge are all located very close by.

An extract from the street plan is attached upon which the premises has been highlighted.

Accommodation

The property is arranged over ground floor and basement, providing the following approximate net internal floor areas:-

Ground Floor	1,630 sq ft	151.43 sq m
Basement	1,564 sq.ft	145.30 sq m

Terms

An assignment of the existing lease expiring 10th May 2031, subject to a rent review on 11th May 2026.

Alternatively, a new sub-lease can be made available. Further information is available upon request.

Rent

Upon Application



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£47,750
UBR (2023/2024)	49.9p
Rates Payable	£23,828

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

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

EPC

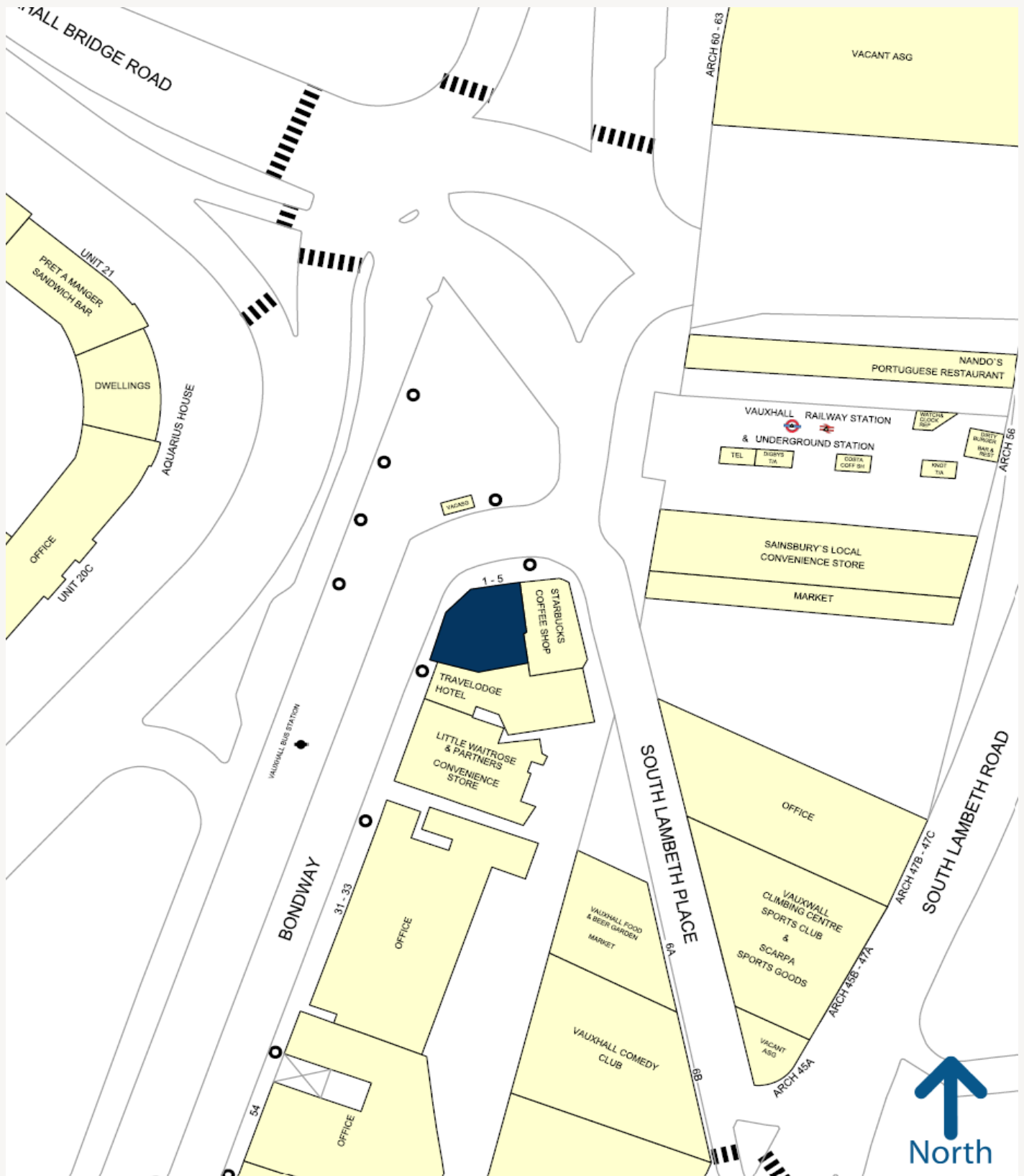
An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

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07950 320 978





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prime-retail.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.