

**LEWIS
& CO**



518
WANDSWORTH
ROAD

CLAPHAM, SW8 3HT

CAFE TO LET
914 SQ FT (84.91 SQ M)

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DESCRIPTION

Ground floor newly developed café space which forms part of a Grade II listed building which will be left in a shell and core condition.

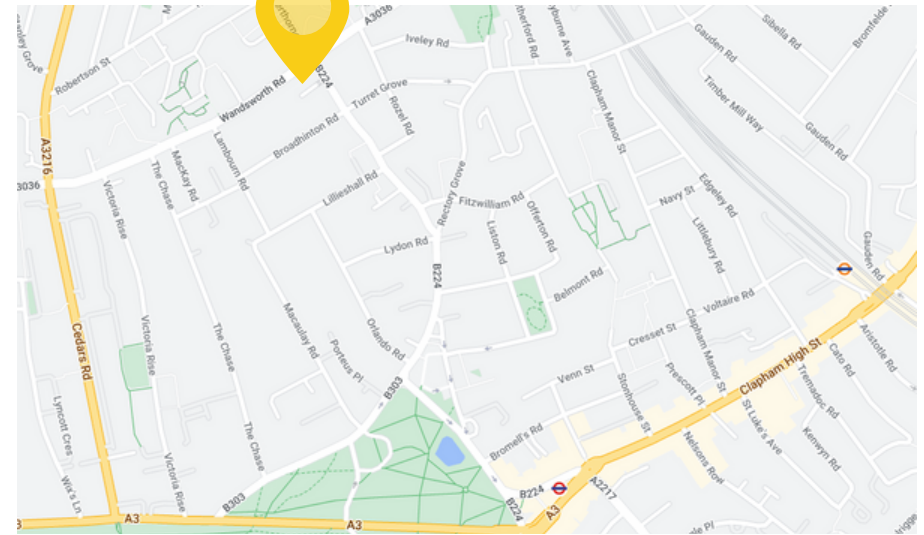
The café benefits from an outdoor seating area to the front plus indoor seating for up to 50 people.

LOCATION

518 Wandsworth Road is situated on the northside of Wandsworth Road behind The Plough Brewery on the junction with Silverthorne Road, immediately opposite the junction with North Street.

The area benefits from excellent transport links with Queenstown Road overground station providing a direct service to both Vauxhall and Clapham Junction. Wandsworth Road overground station is just a 2-minute walk away providing access to Greater London. The area is also well catered for with local bus services providing links to the surrounding areas.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled November 2022.



SPECIFICATION

- Newly refurbished.
- Office scheme next door.
- Excellent transport links

FLOOR AREAS

Floor	sq ft	sq m
Ground	914	84.91
Total	914	84.91

TERMS

Available on a new lease on terms to be agreed.

RENT

Offers in excess of £25,000 per annum.

RATES

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

SERVICE CHARGE

Available upon application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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