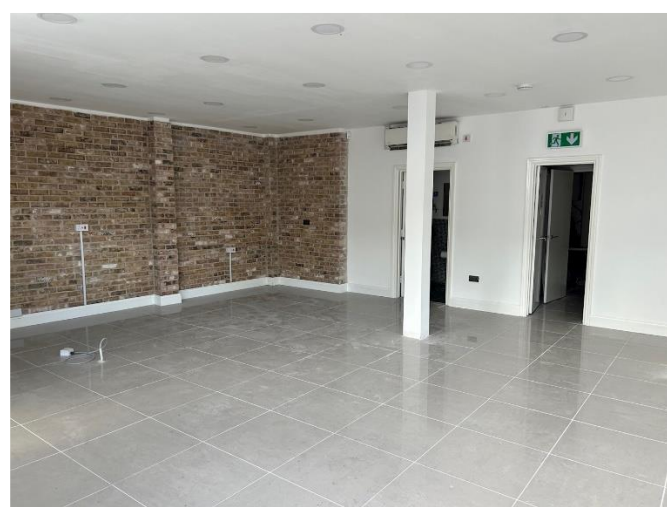




The property is on Wandsworth High Street and Putney Bridge Road in a densely populated mixed use area.

Occupiers close by include Jetts Gym, Kwik Fit and local boutiques, cafes, restaurants and retailers.



We are pleased to bring to market this excellent commercial property investment. The property is on the ground floor of a prominent newly built building, on the corner of Wandsworth High Street and Putney Bridge rd.

The property is newly let from June 2025 until June 2035 at £25,000 p.a. with a rent review at 5 years.

### PROPERTY SUMMARY :

- ❖ Virtual freehold
- ❖ Desirable area
- ❖ £25,000 rental income
- ❖ 64.1 sqm / 690 sq ft
- ❖ Subject to VAT /can be a TOGC

Wandsworth is a popular borough in southwest London, neighbouring Lambeth, Fulham and Kensington. It is an affluent and vibrant residential area, with the added benefit of being close to the river Thames.

