



Basement 390 Wandsworth Road, SW8 4TN

Located within self-contained access just off Wandsworth Road
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

Basement 390 Wandsworth Road, SW8 4TN

£9,000 per annum exclusive

LOCATION: - The property is situated beneath commercial property with fronting Wandsworth Road with direct street access from a side road in a position roughly equidistant between Battersea and Vauxhall. Vauxhall Road is a busy thoroughfare and bus route and the property is within easy walking distance of Wandsworth town overground station. The surrounding area is a mixture of residential and commercial property and the basement, which was formerly used as a small private club, would suit a variety of occupiers.

DESCRIPTION: - The property comprises basement accommodation divided into two areas together with a fire exit and WC facilities. The property was most recently used as a private members' club but could be used for storage, small meeting place or alternative uses subject to individual requirements. It should be noted that there is little natural light into the subject property which will limit the nature of the user

ACCOMMODATION:

Area 1	38.10m ²	410 ft ² approx.
Area 2	21.83m ²	235 ft ² approx.
Kitchen	2.42m ²	26 ft ² approx.
Total	62.25m ²	670 ft ² approx.
Internal WC		
Fire Exit		

USE/PLANNING: - We understand the property was most recently used as a private club but is considered suitable for a variety of uses. Interested parties should make their own enquiries of the local planning authority.

TENURE: - The property is used by way of a new lease or licence on full repairing and insuring terms, the terms of which are to be negotiated.

RENT/PRICE: - An initial rent of **£9000 (Nine thousand pounds) per annum** exclusive is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 68 within Band C Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000

020 8681 2000

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters