

Hooper

NAYLOR FRIEND

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BASEMENT LEISURE SPACE **TO LET**

LOCATED WITH SELF-CONTAINED ACCESS JUST OFF WANDSWORTH ROAD AND WITH A SECONDARY MEANS OF ESCAPE AVAILABLE UNDER A NEW LEASE ON COMPETITIVE TERMS

BASEMENT 390 WANDSWORTH ROAD **LONDON SW8 4TN**

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	29.94m ²	290 ft ² approx.
Area 2	38.55m ²	415 ft ² approx.
Total	65.49m ²	705 ft ² approx.
Internal WC		
Fire Exit		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

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.

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.

RENT

An initial rent of **£600 (six hundred pounds) per calendar month** exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT