

# 122 Wandsworth Bridge Road London SW6 2TF



## Ground Floor Shop & Basement (A1) 1,260 sq ft (116.8 sq m)

- 745 sq ft (69.2 sq m) ground floor retail
- 515 sq ft (47.6 sq m) lower ground floor
- Upper floors subject to long lease expiring 28/09/2089
- Excellent owner occupier or investment opportunity
- Freehold For Sale £325,000

**Edward  
Symmons**

**020 7955 8454**

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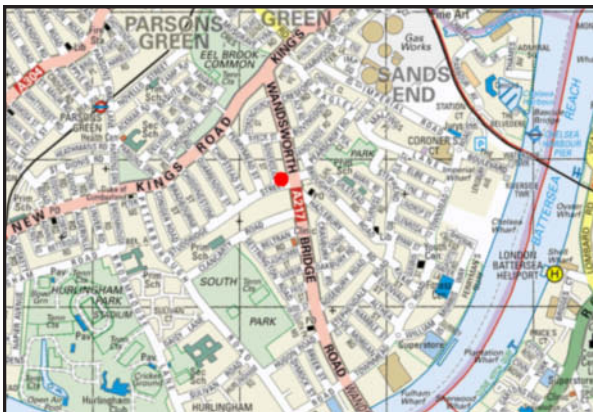


## Location

The property is located along the busy Wandsworth Bridge Road at its junction with Studdridge Street and close to both Fulham and Wandsworth town centres.

Situated within walking distance Parsons Green (District) and Fulham Broadway (District) Underground Lines, as well as the nearby Imperial Wharf Overland Station.

The surrounding area contains a high density of housing with a number of retailers occupying units along Wandsworth Bridge Road.



## Description

A three storey end of terrace building of brick construction with retail accommodation over the ground and lower ground floors.

The ground floor has glazed elevations currently fitted with a café service area and seating. Towards the rear is a single storey extension currently providing male and female WCs with additional seating. The entire ground floor benefits from air conditioning.

The lower ground floor provides kitchen and storage accommodation.

Externally a raised seating area is situated fronting Wandsworth Bridge Road and a small service yard is located to the rear.

## Accommodation

All dimensions and floor areas are approximate

Ground Floor	745 sq ft	69.2 sq m
Lower Ground Floor	515 sq ft	47.6 sq m
Total	1,260 sq ft	116.8 sq m

## Tenure

Freehold subject to the following tenancy:

First, second and third floor flat together with ground floor entrance and stairs on a 99 year lease commencing 29/09/1990.

## Price

Offers invited in the region of £325,000.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

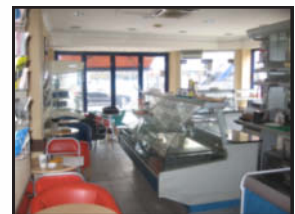
## Legal Costs

Each party shall bear its own costs.

## Viewing

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