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FOR SALE

RETAIL / OFFICE / MEDICAL – 800 SQ FT (74.32 SQ M)

7 St. George Wharf, Vauxhall, SW8 2LE

DESCRIPTION

The unit is located on the ground floor of Flagstaff House on the Wandsworth Road frontage of St Georges Wharf above the exit from the underground car park. Other commercial units in St Georges Wharf include a Tesco Express and a hair and beauty salon.

There is an external seating area.

LOCATION

St Georges Wharf is a large primarily residential development on the south bank of the River Thames between Nine Elms Lane, the A3036 Wandsworth Road and the A202 Vauxhall Bridge Road and Vauxhall Bridge. The St Georges Wharf development is situated opposite Vauxhall British Rail (London Waterloo and Clapham Junction) and London Underground Stations (Victoria Line).

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Unit 7	736	68.37

AMENITIES

- Class E use suitable for retail, medical, office and restaurant uses
- Close to Vauxhall station
- Riverside location
- Virtual freehold interest

PRICE

£390,000 for the long leasehold.

TENURE

The unit is held on a full repairing and insuring lease for a term of 999 years from 20th December 1999 at a rent of £1 if demanded.

RATES

Rateable value - £22,500 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS –

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