

**Attention
Investors / Owner Occupiers**

**Vacant Commercial Unit
FOR SALE**

999-year lease from June 2005

- Previously a 'Health & Wellbeing' business.
- Estimated Rental Value £36,000 pax
- 118.92 m² (1279.96 ft²)
- Attractive Investment
- Class E Use (D2)
- Large Reception Area
- Arranged as individual treatment rooms
- Riverside Development
- Self-Contained Ground-Floor Unit
- Excellent Frontage
- Vacant Possession upon Completion

Sale Price £325,000 + VAT

Unit A - 35, Battersea Reach, Juniper Drive
Wandsworth, London SW18 1GY



Location

Battersea Reach benefits from excellent connectivity, situated close to key road networks including the A3, South Circular (A205), and A24. Just a five-minute walk from Wandsworth Town Railway Station, it offers easy access to Waterloo and Central London. The location is also a short distance from London Heliport.

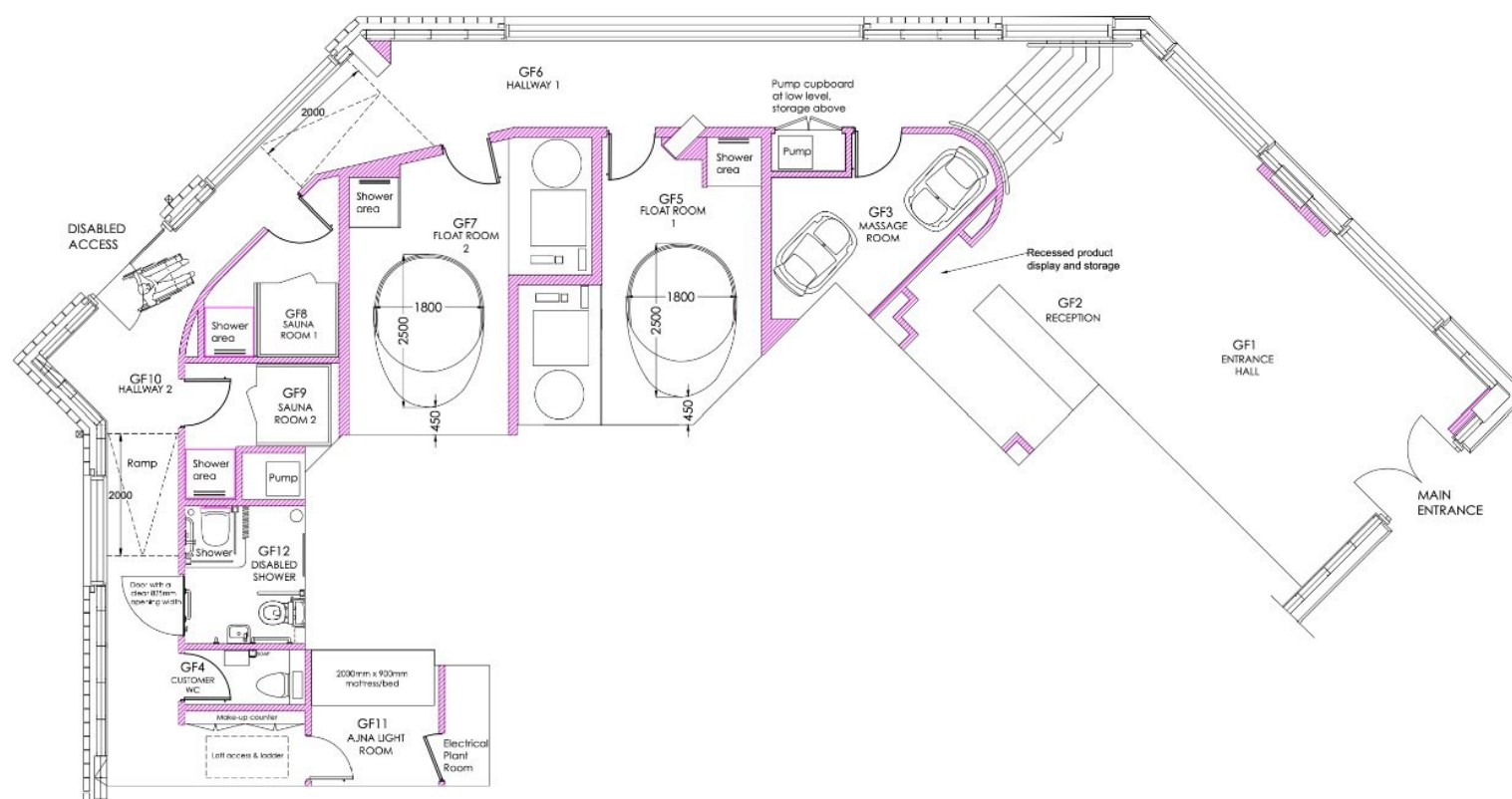
Battersea Reach features a variety of commercial tenants, including retail, office, medical, and leisure/wellbeing businesses. Some notable tenants include Mindful Chef, Chelsea Upholstery, Randle Siddeley, Edible Kitchen, Tesco Express, Gourmet Libanais, Caserta Deli, Shred Quarters Gym/Fitness Centre, and Smilo Dental, among others. The development also has on-site facilities like the Cake Boy French patisserie, Michaela Mitoi hair and beauty salon, My Health Care Clinic, Cycle Republic, and Riverside Nursery.

Accommodation

Arranged entirely at ground floor level with multiple prominent frontages consisting of a number of treatment rooms, previously trading as a health and wellness centre.

Approximate Areas

Entrance Foyer	33.31	358.49
Reception	4.66	50.14
Massage Room	7.95	85.53
Float Room	12.00	129.15
Float Room	12.47	134.26
Sauna 1	4.56	49.05
Sauna 2	3.93	42.35
Disabled WC	4.47	48.14
WC	1.82	19.60
Ajna light room	1.81	19.51
Make Up Counter	2.39	25.75
Hallway	10.49	112.95
Hallway	4.51	48.57
Hallway	14.54	156.49
Total Net Internal Area	118.91	1279.96





Tenure

999 Years from June 1995

Service Charges

£5,276 pa (amount provided by the landlord)

Ground rent

£100 pa (amount provided by the landlord)

Price

Guiding at **£325,000 pax + VAT**

Legal Costs

Each party to pay for their own legal costs.

Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed purchasers, this fee is non-refundable after the AML/credit checks have been applied.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

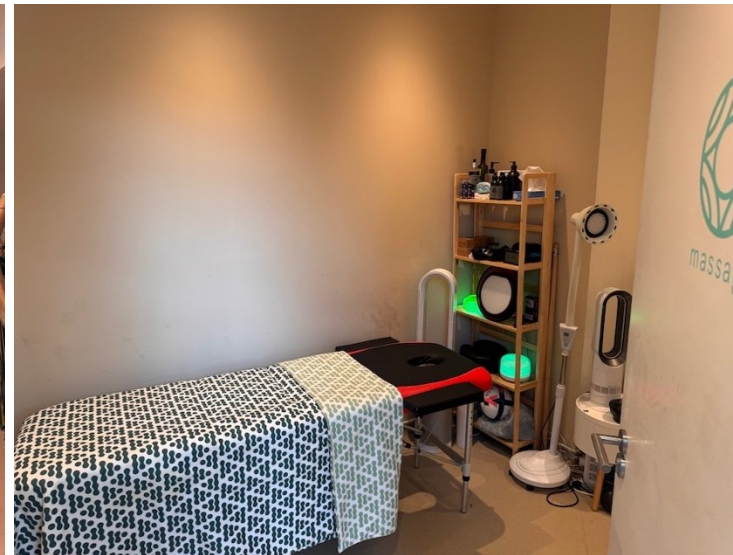
Viewing Highly Recommended

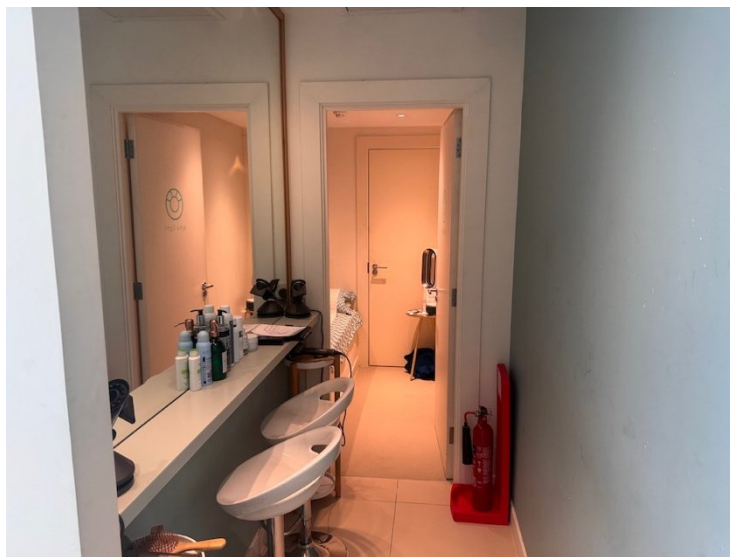
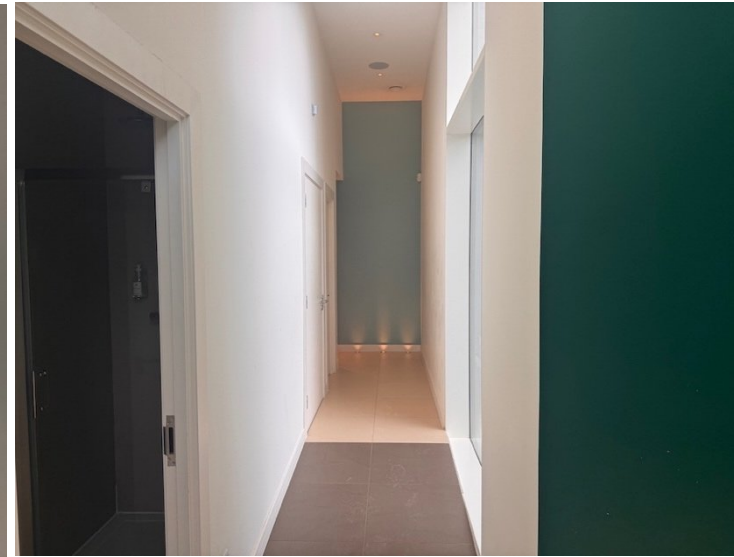
Strictly by appointment via sole Agents

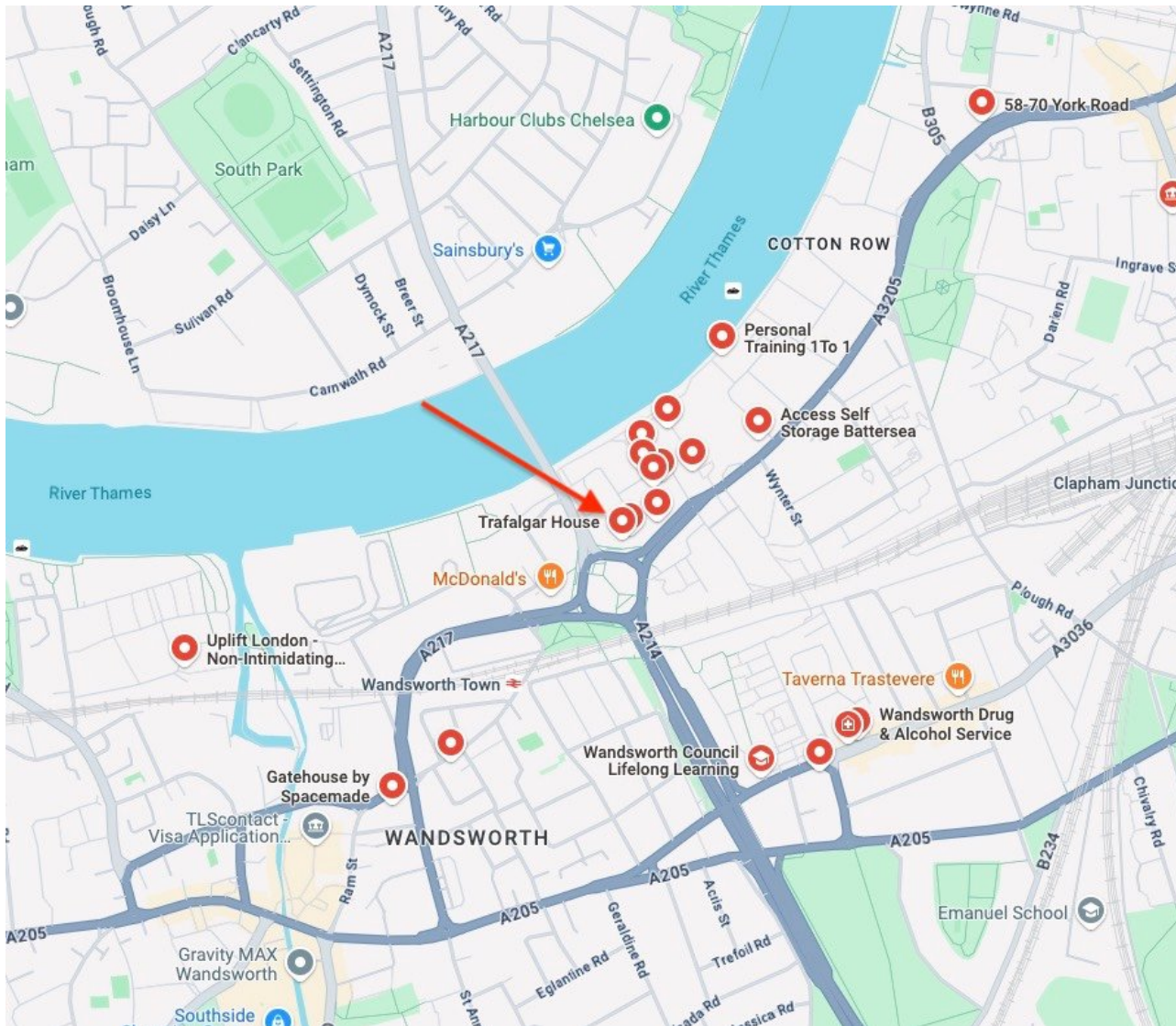
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