COMMERCIAL PROPERTY AGENTS

Attention Investors / Owner Occupiers

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





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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.

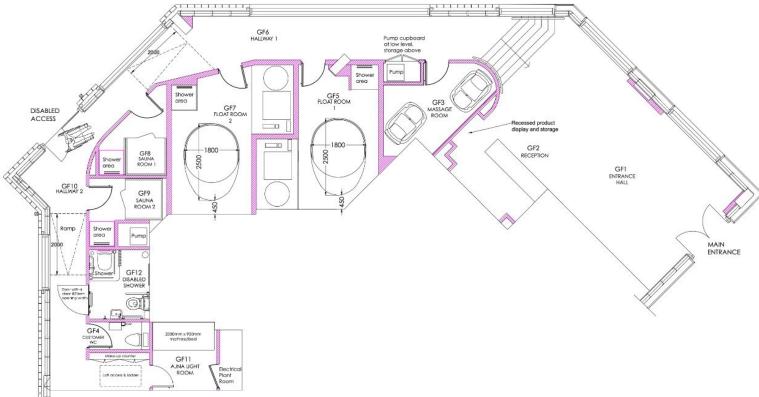
Battersea Reach features a variety of commercial tenants, including retail, office, medical, and leisure/wellbeing businesses. Some notable tenants include Mindful Chef, Chelsea Upholstery, Randle Siddeley, Edible Kitchen, Tesco Express, Gourmet Libanais, Caserta Deli, Shred Quarters Gym/Fitness Centre, 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	2000
Float Room	12.00	129.15	
Float Room	12.47	134.26	Shower cired
Sauna 1	4.56	49.05	DISABLED ACCESS
Sauna 2	3.93	42.35	
Disabled WC	4.47	48.14	Shower GF8 SAUNA great GF8 SAUNA ROOM I
WC	1.82	19.60	GF10 HALLWAY 2
Ajna light room	1.81	19.51	HALLWAY 2 GF9 SAUNA ROOM 2
Make Up Counter	2.39	25.75	Romp Shower Pump
			2000 PUMP
			Shower GF12
Hallway	10.49	112.95	DisABLED SHOWER shows the subtraction of the subtra
Hallway	4.51	48.57	
Hallway	14.54	156.49	GF4 CUSTOMER 2000rm x 900mm notress/bed
			WC WS GOVERN
Total Net Internal Area	118.91	1279.96	AJNA UGHT ROOM



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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

Jason Grant 020 8506 9900 020 8506 9905 jason@countrywidecomm.co.uk

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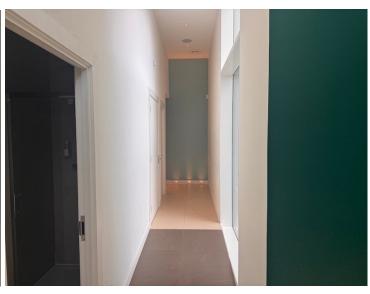




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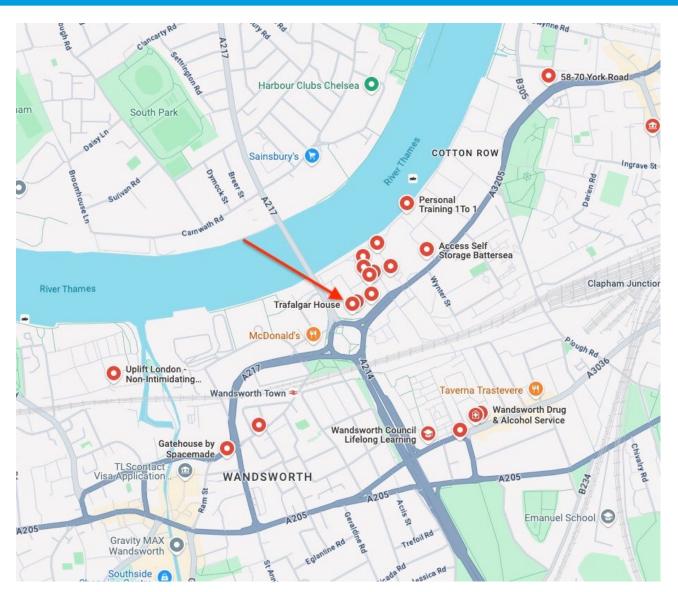








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