



**James ashley**  
**commercial**  
property consultants

224-226 York Road | Battersea | London | SW11 3SD  
VIRTUAL FREEHOLD RETAIL INVESTMENT

# 224-226 York Road | Battersea | SW11 3SD | RETAIL INVESTMENT FOR SALE

- ground floor
- 86.39 m<sup>2</sup> (930 ft<sup>2</sup>) approx.
- prominent corner unit
- income: £35,000 per annum
- guide price: £480,000
- new 999 year lease

## DESCRIPTION

Prominent ground floor commercial corner unit, within a high quality residential development constructed in 2022. Benefiting from a 32 ft frontage onto York Road and a return glazed frontage onto Chatfield Road. Occupied by a beauty/aesthetics clinic and training academy.

## LOCATION

Situated on the north side of York Road at the junction of Chatfield Road and close to Wandsworth Riverside. The area is a densely populated residential neighbourhood, with a number of new build housing schemes and established community along the south side of the River Thames.

Folk Co-Living at Florence Dock has recently opened on Chatfield Road, as has Amaro Dulce café opposite the property on York Road. There is a high volume of passing traffic and an increasing customer base from the new residential developments in the area. Other surrounding occupiers include Screwfix, Co-Op, Travelodge, Access Storage, Gazette and Bathstore.

St George's Battersea Reach Development is to the west of the property, and Plantation Wharf development with river bus pier is to the east.

Clapham Junction mainline railway station is about a 10 minute walk from the property.

## ACCOMMODATION

Ground floor	86.39 m <sup>2</sup>	930 ft <sup>2</sup>	N.I.A.
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## TENURE

Let on a 10 year lease from May 2022 to Gosh Gosh PMU & Training Academy Limited, with 5 yearly reviews. A new 999 year Lease will be created from Completion at a peppercorn rent.

## BUSINESS RATES

We understand that the current rateable value is £24,750. Contact Wandsworth Council on 020 8871 6000 to confirm what amount is payable.

## VIEWING

By prior arrangement by contacting the vendors sole selling agents:

**Ashley Brudenell or James Stefanopoulos**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

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