

**LEWIS
& CO**



176 WANDSWORTH ROAD

NINE ELMS, SW8 2LA

CLASS E - TO LET

792 SQ FT

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NINE ELMS, SW8 2LA

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&CO

DESCRIPTION

The property comprises a ground and basement floor Class E unit, previously trading as a restaurant, with extraction in situ. It is situated on the north-west side of Wandsworth Road, close to its junction with Cowthorpe Road. Nearby occupiers include Premier Convenience Store, Domino's Pizza, Cake Box, PureGym, Tesco Express and a range of local independent businesses.

LOCATION

The property is located in Nine Elms, a vibrant district of South West London, between Battersea and Vauxhall.

Nine Elms Underground Station is approximately 375 metres from the property and provides Northern Line services to Battersea Power Station and Central London. National Rail and London Overground services are also available from Vauxhall and Wandsworth Road stations respectively.

The A3 is easily accessible, providing wider road links to the A23, A24 and A205 South Circular.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled June 2026.

SPECIFICATION

- Extraction in situ
- Security shutter
- 375m to the station
- No VAT

FLOOR AREAS

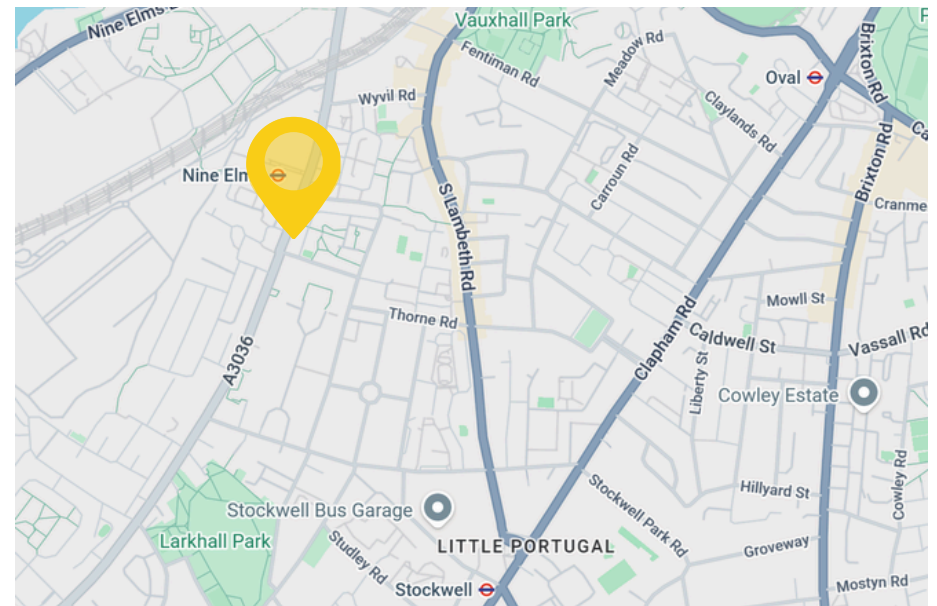
Floor	sq ft	sq m
Ground	415	38.56
Basement	377	35.05
Total	792	73.61

TERMS

A new lease, terms to be agreed.

PRICING

£22,000
PER ANNUM EXCLUSIVE



RATES

Rateable Value (1st April 2026):

£14,750

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

TBC

VAT

The property is not elected for VAT.

EPC

44-B

VIEWING

Strictly by appointment through the sole agents.

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