



8 GREEN WRYTHE LANE, CARSHALTON,  
SURREY, SM5 2DW

*£25,000 Per Annum*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

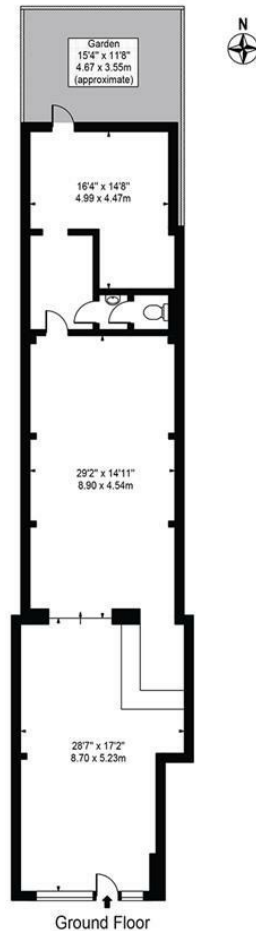
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Green Wrythe Lane,  
Carshalton, SM5 2DW

Approx. Gross Internal Area 1201 Sq Ft - 111.58 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

A spacious ground floor Class E commercial unit, offering approximately 1,201 sq ft (111.58 sq m) of internal space.

The unit comprises a large open-plan retail area to the front, with a WC, an additional room, and a garden to the rear.

## Location

The premises are situated in a prominent position on Green Wrythe Lane, an area that offers a mix of residential homes, independent retailers, and local amenities.

The unit is located just 0.3 miles from Carshalton Station, which provides regular services to London Victoria, London Bridge, and Clapham Junction.

## Terms

Available on a new lease with flexible terms subject to agreement

Rent: £25,000p/a

## Rates

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

## Viewings

Strictly by appointment only Contact sole agents Christopher St James 020 8296 1273



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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