

Lot 1, 621 Garratt Lane, Earlsfield, London,
SW18 4SX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



July 2026

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Property Information

Freehold Retail and Residential Investment

- Retail unit recently let to A Neat Touch Studio Limited until 2031 (No Breaks)
- Affluent South West London Suburb
- Prominent Position on Busy Arterial Route (A217)
- Within walking distance of Earlsfield Railway Station (Zone 3)
- Total Approximate Commercial Floor Area 108.79 sq m (1,171 sq ft)
- Nearby occupiers include Domino's Pizza, Ladbroke's, Earlsfield Pharmacy, Londis Convenience Store and a range of local independent businesses

Lot

1

Auction

29th October 2026

Rent

£19,750 per Annum Exclusive

Status

Available

Sector

Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

5 miles south-west of Central London, 3 miles south-west of Battersea Park

Roads

A217, A205, A3

Rail

Earlsfield Station (Zone 3), Haydons Road Station

Air

London City Airport, London Heathrow Airport

Situation

The property is prominently situated on the east side of Garratt Lane at its junction with Quinton Street. The property also benefits from excellent communication links and benefits from being situated on a busy Arterial Road (A217), which connects Wandsworth and Tooting. Nearby occupiers include Domino's Pizza, Ladbroke's, Earlsfield Pharmacy, Londis Convenience Store and a range of local independent businesses.

Tenure

Freehold.

EPC

Retail - Band B, Residential (Flat B) - Band D, Residential (Flat C) - Band B (EXPIRED), Residential (Flat D) - Band C

Description

The property comprises a retail unit on the ground floor and 4 x self contained residential flats on the ground, first and second floors.

VAT

VAT is applicable to this lot.

Note

Notices pursuant to Section 5B of the Landlord and Tenant Act 1987 have been served to the residential lessees. The notices were served on 15/06/2026 and the tenants have until 21/09/2026 to respond to the notices. If no tenants have responded to the notice by 21/09/2026, the tenants are not able to exercise the right of preemption on this sale

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground (Front) Basement	Retail Ancillary	52.71 56.08	(567) (604)	A NEAT TOUCH STUDIO LIMITED (CRN 10395640)	6 Years from 18/04/2025	£18,750	(17/04/2031)
Ground (Rear) First Second	4 x Residential Flats	-	-	INDIVIDUALS x 4	Each let for a term of 125 years from 20/06/2026	£1,000	(20/06/2132)
Total Approximate Commercial Floor Area		108.79(1)	(1,171)				

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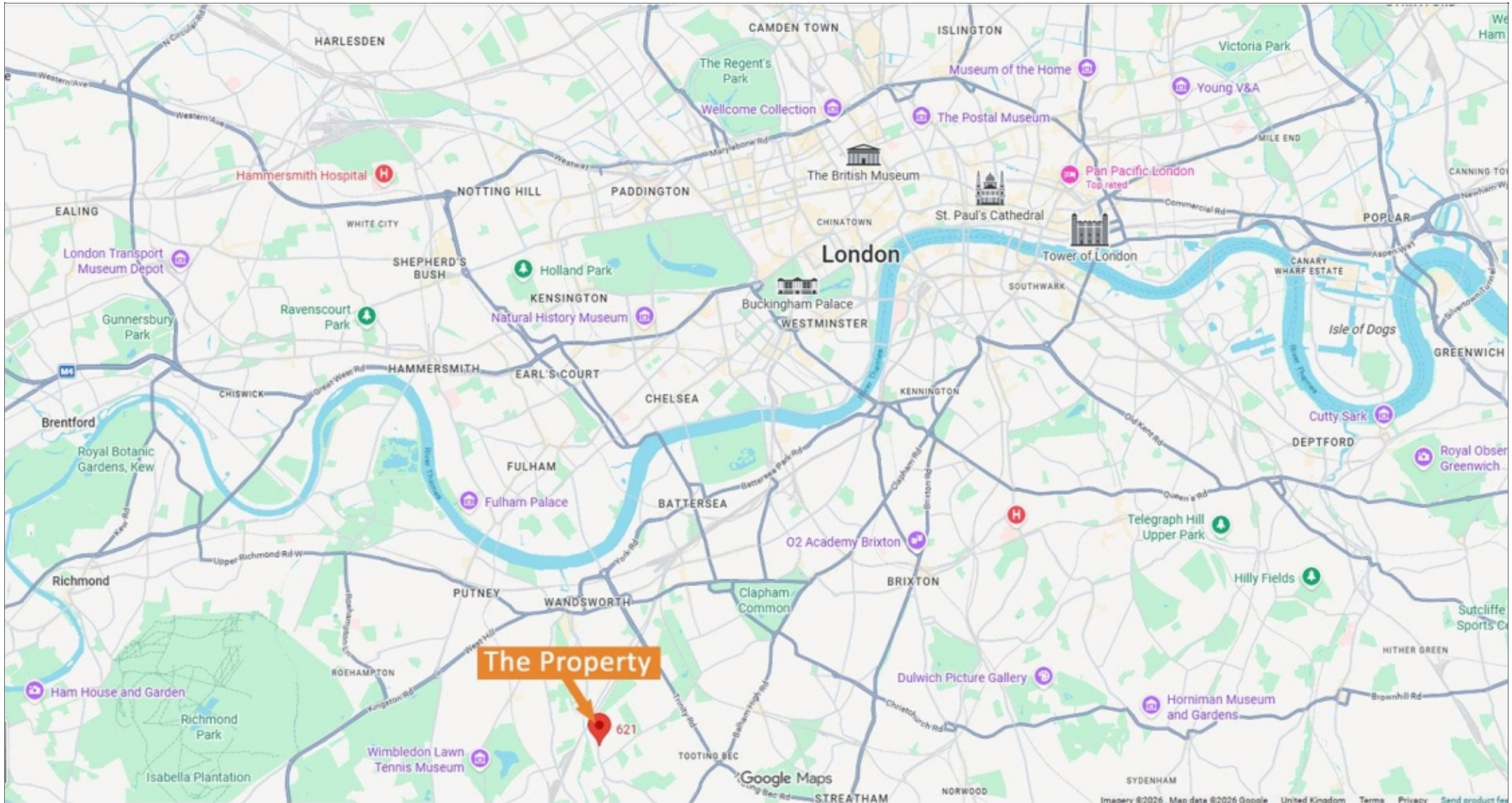
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Contacts

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2026