

# To let

98 Wimbledon High Street, London SW19 5UA



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gva.co.uk/13747

## Location

The subject property is located in the affluent area of Wimbledon within the London borough of Merton. Wimbledon is approximately 8 miles southwest of Central London and 2 miles east of Richmond Park. The subject property is approximately 0.6 miles West of Wimbledon Station, which benefits from both the District Line, allowing for connection to Central London as well as benefiting from national rail services.

The subject property is prominently located fronting the High Street with the benefit of a return frontage on Belvedere Grove. The property is located in a slightly secondary location with the prime retail pitch in Wimbledon being located on Wimbledon Hill Road, 0.3 miles east of the subject property. Nearby occupiers include Hawes & Co Estate Agent, Nordic Style Furniture, Village Florist and Expressive Eyes Optician.

## Description

The building is arranged over basement, ground, mezzanine and first floor levels and is Grade II listed. There is a car park to the rear with approximately 9 spaces. The property provides the following approximate net internal floor areas:-

Ground floor:	269 sq m	2895 sq ft
Basement:	131 sq m	1410 sq ft
First floor:	117 sq m	1259 sq ft
Total:	517 sq m	5565 sq ft

## Rent

£235,561 pa

## Lease

Available by way of an assignment of the existing lease due to expire on 17th December 2037. Rent reviewed annually on RPI, next rent review 25th December 2018.

## Planning

The unit benefits from A2 use.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £163,000

**UBR (2018/19):** 0.513p

**Rates Payable:** £83,619

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Asset Rating is D95. A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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