

PRIME SHOP – LEASE FOR SALE

WIMBLEDON

3 High Street, SW19 5DX



Location

The subject property is prominently located on the High Street where it connects to Wimbledon Hill Road which leads to Wimbledon Train Station. Nearby retailers include **Le Pain Quotidien**, **Tesco Express**, **Gail's Bakery**, and **Jigsaw**.

Description

The subject property is arranged over ground floor and basement.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	6.00 m	19 ft 8 ins
Internal Width	5.86 m	19 ft 2 ins
Ground Floor Sales	70.55 sq m	759 sq ft
Basement Sales	49.17 sq m	529 sq ft
Basement Ancillary	10.75 sq m	115 sq ft
Total	130.47 sq m	1,403 sq ft

- Staff unaware
- Prominent position on Wimbledon Hill Road roundabout
- Good adjacencies

Tenure

The property is held on a 10 year lease expiring in September 2022. There is an outstanding rent review from September 2017.

Rent

£85,696 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £57,000.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, London Borough of Merton - 020 8274 4901.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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