



**HILL PLACE HOUSE,
55A HIGH STREET
WIMBLEDON VILLAGE
SW19 5BA**

GROUND & FIRST FLOORS TO LET

A1, A2, B1 AND D1 (MEDICAL) USES



1,755 sq. ft. (163.08 sq. m.)



LOCATION

The building is situated on the High Street in Wimbledon Village, a short distance from the town centre. There are numerous shops, pubs, bars and restaurants within the immediate vicinity.

The Village is a popular location for business, set within a sought after and affluent leafy suburb. Wimbledon Common is nearby, providing a great place to take a moment out of the office. Wimbledon Village is a short distance from the A3 and the impressive transport links of Wimbledon town centre.

DESCRIPTION

The accommodation is situated on ground and first floors of Hill Place House, accessed via the manned reception or direct off the High Street.

Both floors are octagonal, including a first floor central tower feature providing a striking first impression with good natural light.

AMENITIES

- Good transport links
- First Floor feature space
- On site reception
- Three Car Parking Spaces

PLANNING

Change of use recently granted to extend from B1 Offices to include Retail (A1/A2) and Medical (D1). Number 16/P1726 refers.

NOTE. Other D1 uses are not permitted.

TENURE

New FRI lease on terms to be agreed.

ACCOMMODATION:

Ground:	1,061 sq. ft.	(98.54 sq. m.)
First:	695 sq. ft.	(64.54 sq. m.)
Total	1,755 sq. ft.	(163.08 sq. m)

RENT

£75,000 per annum exclusive

VAT

The property is elected for VAT.

EPC

Band D (96).

RATES

Rateable value: £51,000.

The 2016/17 UBR is 49.7p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

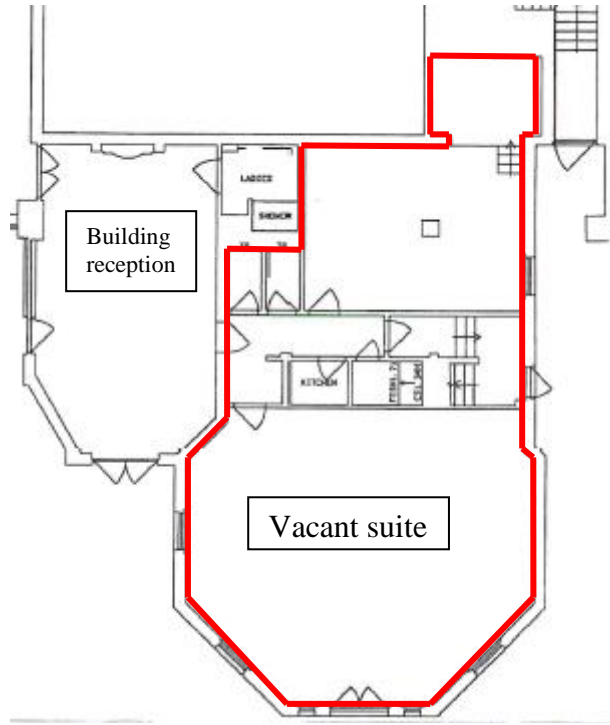
Tel: 020 8971 4999

Email: commercial@as-r.co.uk

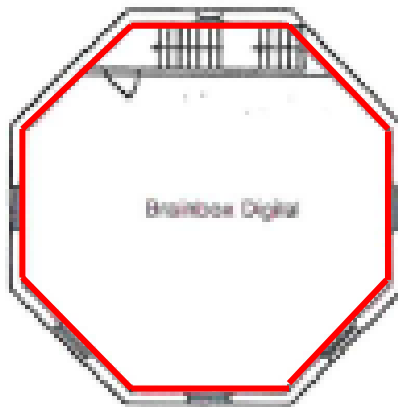
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- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
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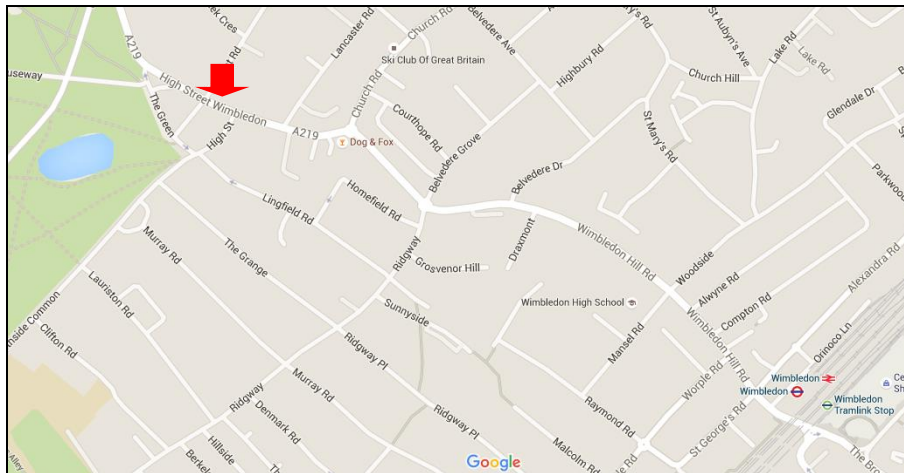
August 2016



Ground floor plan



First floor plan



Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR EAST OFFICE
55A High Street Wimbledon
LONDON
SW19 5BA

Certificate Reference Number:
0772-0237-3869-1097-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

96

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 126
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 79.83

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

90 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.