

56B HIGH STREET  
WIMBLEDON VILLAGE  
LONDON  
SW19 5EE

ON THE INSTRUCTIONS OF HOBBS LIMITED  
PROMINENT RETAIL PREMISES  
LEASE AVAILABLE



## LOCATION

The premises occupy a prominent location on the High Street in Wimbledon Village. Nearby retailers include LK Bennett, Max Mara, Matches Fashion, Fired Earth, Reiss, Whistles, Petit Bateau, Cafe Nero and the new Ivy Cafe.

## LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years expiring September 2021 within the Landlord & Tenant Act 1954 Part II.

## RENT

£112,000 per annum exclusive.

## INCENTIVES

Incentives available subject to covenant.

## LEGAL COSTS

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

## EPC

An EPC will be made available upon request.

## VAT

VAT will be charged at the appropriate rate if applicable.

## ACCOMMODATION

The premises are arranged on ground floor only having the following approximate area;

Gross Frontage	9.57 m	31 ft 5 ins
Internal Width	8.97 m	29 ft 5 ins
Shop Depth	20.04 m	65 ft 9 ins
Ground Floor Sales	165.18 sq m	1,778 sq ft

## RATES

Rateable Value		£103,000
UBR 2018/19		51.3 p in the £
Rates Payable 2018/19		£52,839

Transitional relief has not been applied to the above and therefore interested parties are advised to verify these figures by contacting the local authority, The London Borough of Merton City Council 020 8274 4901.

## VIEWING

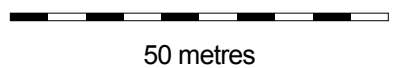
Strictly by appointment through the assignor's **sole** agent.

## CONTACTS

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Experian Goad Plan Created: 09/04/2018  
Created By: Stephen Kane and Co



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