



SHOP TO LET

**199 MERTON ROAD
WIMBLEDON
LONDON
SW19 1EE**



419 SQ. FT. (38.90 SQ. M.)

WITH PARKING FOR 4 CARS



LOCATION

The property is located close to the junction of Merton Road with Merton High Street and Kingston Road. South Wimbledon Underground station (Northern Line) is within a short walk.

The unit is located within a local shopping parade with numerous bus routes passing the property.

Wimbledon Train station is approximately 1 mile to the north west, with its regular services to London Waterloo (19 mins) and connections to the London Underground (District Line) and Tramlink (linking Croydon and Beckenham)

DESCRIPTION

The property comprises a mid-terraced ground floor retail unit. It has a rear office, a small kitchen and single WC to the rear of the ground floor. There is rear parking for 4 cars.

AMENITIES

- Short walk to South Wimbledon underground station (Northern Line)
- A2 use. Potential for other uses subject to PD.
- Close to High Paths regeneration area
- Prominent location.
- High traffic flow passing the property
- Car parking available

TENURE

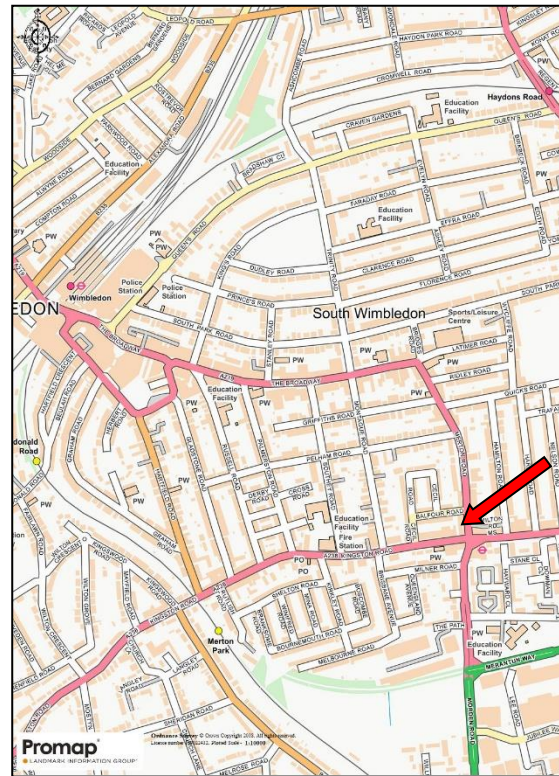
Available on a new lease, on terms to be agreed.

ACCOMMODATION

Ground Floor Sales: 284 sq. ft. (26.40 sq. m.)
 Rear office: 42 sq. ft. (3.89 sq. m.)
 Kitchen/Stores: 93 sq. ft. (8.61 sq. m.)
TOTAL: 419 sq. ft. (38.90 sq. m.)

USE

Previously used as Class A2.
 Other uses available under permitted development.



RENT

£22,500 per annum exclusive.

VAT

The property is not elected for VAT.

EPC RATING

Band D (94).

RATES

Rateable value: £8,100

The 2019/20 UBR is 49.1p in the £.

Small Business Rates Relief may be available. 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

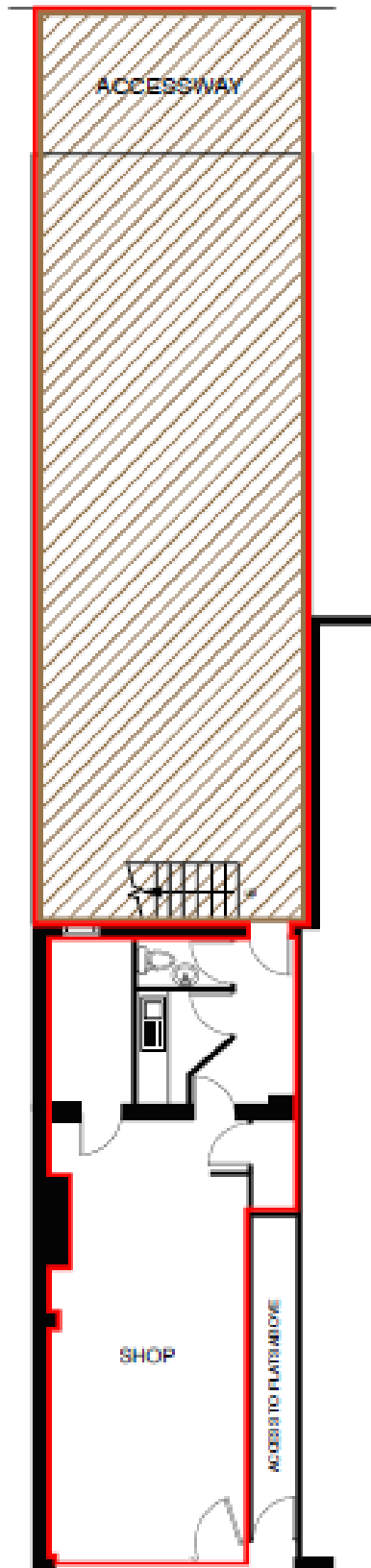
Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- 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
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

May 2019

199 MERTON ROAD, WIMBLEDON SW19 1EE – GROUND FLOOR PLAN



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

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- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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May 2019

Energy Performance Certificate

Non-Domestic Building



133 Merton Road
LONDON
SW19 1EE

Certificate Reference Number:
0350-0931-3879-3905-0002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

94

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	44
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	120.74
Primary energy use (kWh/m ² per year):	710.99

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

93

If typical of the existing stock

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