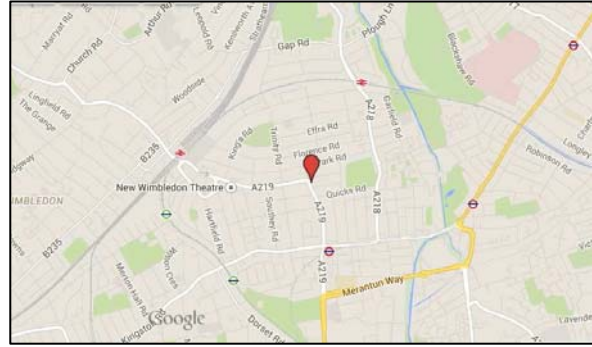


**SHOP/OFFICE  
TO LET  
126 MERTON ROAD  
WIMBLEDON  
SW19 1EJ**



**638 SQ FT (59.30 SQ M)**



## **LOCATION**

The property is located on Merton Road, between South Wimbledon Underground and Wimbledon Station and within easy reach of the wide range of amenities that Wimbledon town centre offers.

## **DESCRIPTION**

This is a ground floor shop/office, suitable for a wide range of uses. Single disabled WC and small kitchen to the rear. The shop benefits from UPVC double glazing and an electric heating system.

## **AMENITIES**

- Good transport links
- Train services close by
- Easy access to District & Northern lines
- Refurbished
- WC Facilities

## **PLANNING**

This property is suitable for Class E uses. Interested parties to satisfy themselves on the appropriate planning consent.

## **ACCOMMODATION**

Front area: 362 sq. ft. (33.59 sq. m.)  
Rear area: 260 sq. ft. (24.21 sq. m.)  
Kitchen: 16 sq. ft. ( 1.50 sq. m.)  
TOTAL: **638 sq. ft. (59.30 sq. m.)**

## **RENT**

£22,000 per annum exclusive.

## **TENURE**

New FRI Lease on terms to be agreed

## **VAT**

The property is not elected for VAT.

## **EPC**

Band D (77) expires 28<sup>th</sup> January 2025.

## **RATES**

Rateable Value: £9,700

The 2022/23 UBR is 49.9p in the £.

Interested parties are recommended to make their own enquiries with Merton Council. Small Business Rates Relief may be applicable.

## **LEGAL COSTS**

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

## **VIEWING**

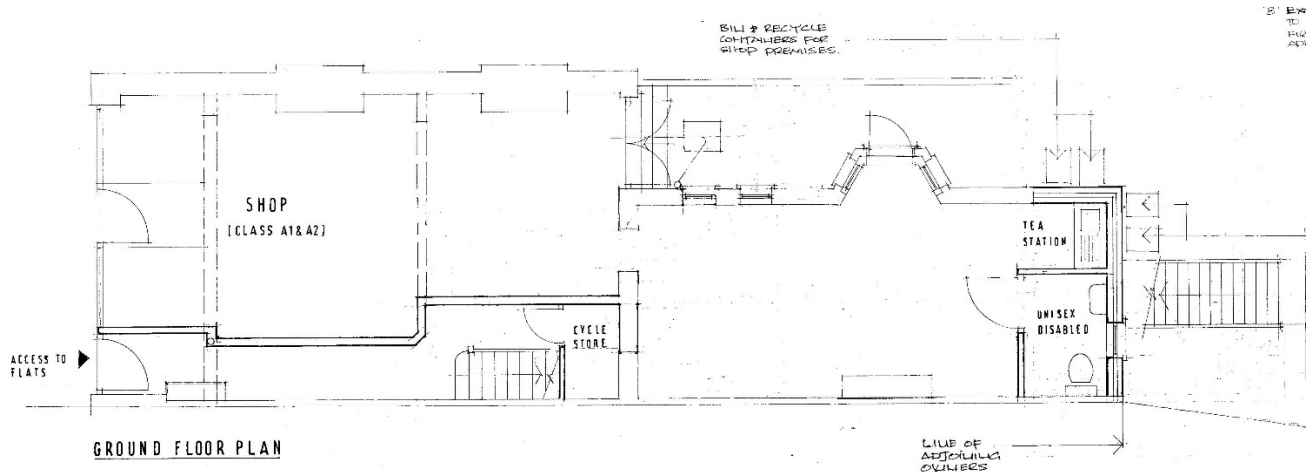
Strictly by appointment with the Sole Agents

**ANDREW SCOTT ROBERTSON**  
COMMERCIAL DEPARTMENT  
24 HIGH STREET WIMBLEDON  
LONDON SW19 5DX  
**TEL: 020 8971 4999**  
**Stewart Rolfe**

Email [commercial@as-r.co.uk](mailto: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:

- (i) VAT may be applicable.
- (ii) 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
- (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;
- (iv) 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



## Energy Performance Certificate

Non-Domestic Building HM Government

126 Merton Road  
LONDON  
SW19 1EJ

Certificate Reference Number:  
0870-0835-8080-7120-0002

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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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

77

This is how energy efficient the building is.

Less energy efficient

#### Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m<sup>2</sup>): 59

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 118.48

#### Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

77

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 128 1234.

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