

## SHOP TO LET

SW19 7NE

## 21/23 WIMBLEDON HILL ROAD, WIMBLEDON

PROMINENT  
LOCATIONCLOSE TO  
WIMBLEDON  
STATIONOPEN TO USE  
SUBJECT TO  
PLANNING

## LOCATION

The premises are located in a prominent position in Wimbledon and only 1 minute walk from Wimbledon Station. Nearby occupiers include **Argos, Elys Department Store, Natwest, HSBC** and **Starbucks**.

## ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

|                    |             |            |
|--------------------|-------------|------------|
| Gross Frontage     | 9.50 m      | 31 ft 2 in |
| Net Frontage       | 8.90 m      | 29 ft 2 in |
| Ground Floor Sales | 193.97 sq m | 2,088 sqft |

## LEASE TERMS

The premises are available by way of a new 10 year full repairing and insuring lease subject to a 5<sup>th</sup> year upward only rent review.

## RENT

£100,000

## BUSINESS RATES

**Rateable Value** £103,000

**UBR (2019/20)** 50.4p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 020 8274 4901.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D. A copy of the Report is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## SUBJECT TO CONTRACT

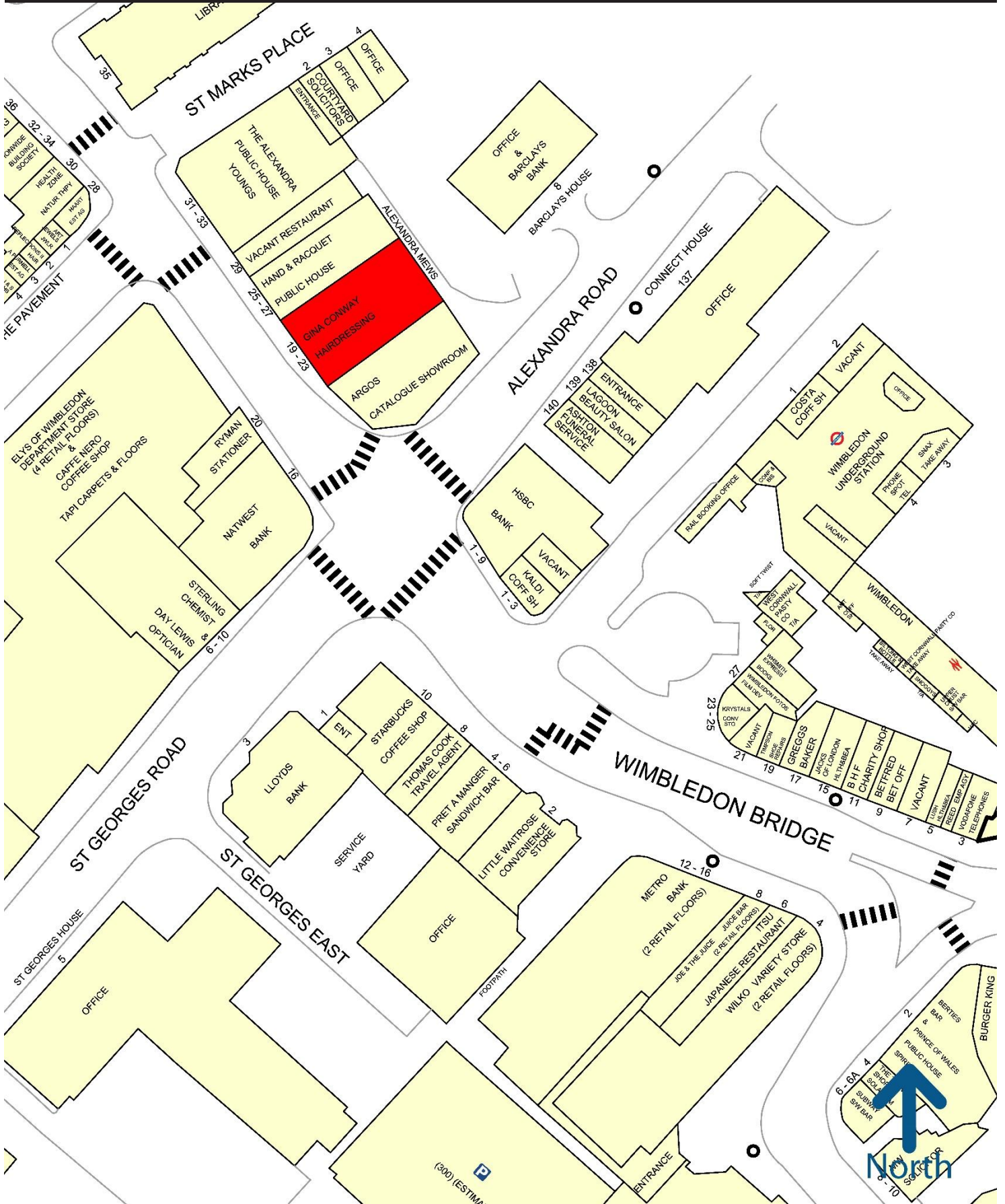
SEPTEMBER 2019

For further information or to arrange a viewing, please contact:

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