

224 CENTRE COURT SHOPPING CENTRE WIMBLEDON SW19 8YE

ON THE INSTRUCTIONS OF AURUM GROUP LTD
CONFIDENTIALLY AVAILABLE
PROMINENT CLASS A1 PREMISES
STAFF ARE UNAWARE



LOCATION

The premises is located within the Centre Court Shopping Centre Wimbledon within close proximity to H&M, Swarovski, Jigsaw, River Island, Monsoon, Pandora and Oasis together with a number of other well established retailers.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years from 24 March 2015 subject to a rent review and tenant only break option at the fifth anniversary of the term. The lease is contracted inside the Landlord & Tenant Act 1954.

RENT

£106,000 per annum exclusive.

SERVICE CHARGE

£14,150 pa.

VAT

VAT will be charged at the appropriate rate, if applicable

EPC

An EPC will be made available upon request.

LEGAL COSTS

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

ACCOMMODATION

The accommodation is arranged on ground floor only having the following approximate floor area;

Ground Floor	844 sq ft	78.41 sq m
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RATES

Rateable Value		£91,500
UBR 2018/19		51.3 p in the £
Rates Payable 2018/19		£46,940.00

Transitional relief has not yet been applied. Interested parties are advised to verify these figures by contacting the local authority, Merton Council, 020 8274 4901.

VIEWING

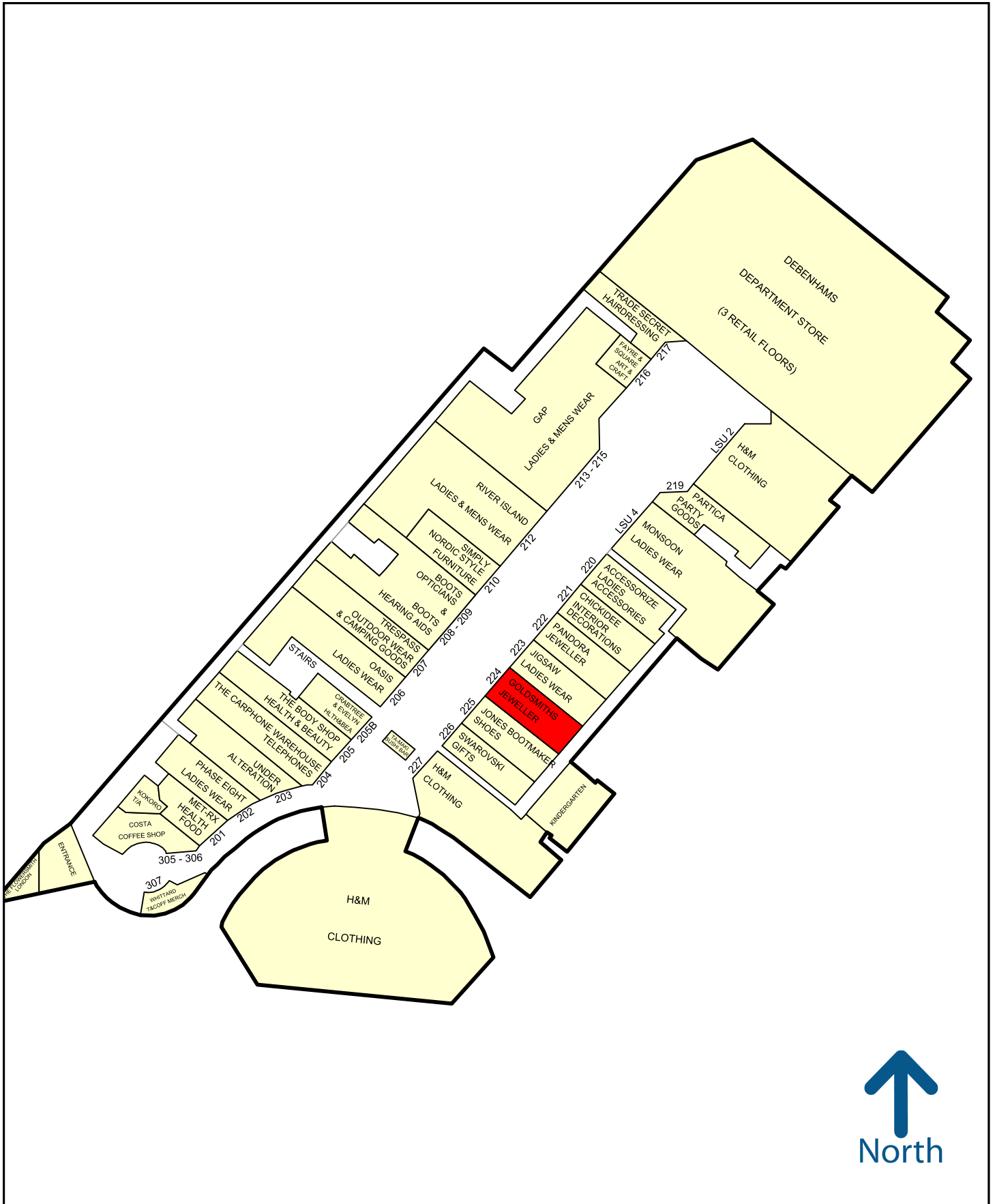
Strictly by appointment through the assignor's **sole** agents as **staff are unaware** of the impending disposal.

CONTACTS

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



50 metres

Experian Goad Plan Created: 05/04/2018
Created By: Stephen Kane and Co

