

CLASS E PREMISES TO LET

17 Kingston Road
Wimbledon
SW19 1JX

272 sq. ft.
(25.23 sq. m.)



RETAIL UNIT SUITABLE FOR A VARIETY OF USES





LOCATION

The property is located in a popular and busy secondary retail parade, within a few minutes' walk of South Wimbledon Underground station (Northern Line). Wimbledon town centre and Railway station are less than a mile to the north-west and provides regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham).

The property is located close to the junction with Merton Road and Merton High Street and has numerous bus routes either passing or near to the property.

DESCRIPTION

The subject property comprises a mid-terraced building consisting of a small retail unit to the ground floor.

The property comprises a tiled floor with painted walls and suspended ceiling with recessed spotlights. The unit benefits from a modern shop front with plate glass window display.

AMENITIES

- Close to South Wimbledon Underground Station
- Modern shop front
- Tiled floor

ACCOMMODATION

Ground Floor

Retail 272 sq. ft. (25.23 sq. m.)

LEASE

A new lease is available on terms to be agreed.

USE

Class E (commercial, business and service uses). Suitable for a variety of uses.

VAT

The property is not elected for VAT.

EPC

Band C (64). Expires 22 May 2034.

LEGAL COSTS

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

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17 Kingston Road
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Rent: £14,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

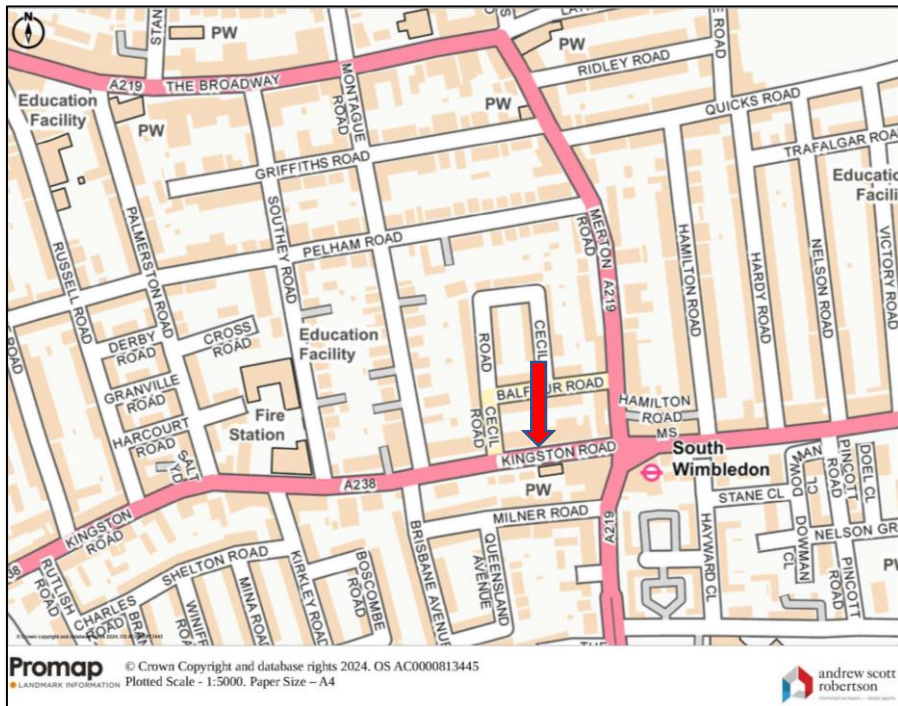
Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

RATES

2023 List Rateable Value: £6,200
 UBR 2024/2025 - £0.499p in the £
 Source: VOA website.

Small Business Rates Relief may be available.
 Interested parties should make their own enquiries with Merton Council to confirm



EPC

Energy performance certificate (EPC)		
17 Kingston Road WIMBLEDON SW19 1JX	Energy rating C	Valid until: 22 May 2034
		Certificate number: 5494-7727-0717-4193-4395
Property type	Retail/Financial and Professional Services	
Total floor area	24 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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- (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;
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