



NEW INSTRUCTION

**Retail Unit/Class "E" in Wimbledon Village
750 ft² (69.75 m²) NIA Approx.
8, Church Road, Wimbledon Village, SW19 5DL
To Let**



LOCATION

The property occupies an excellent central trading position on Church Road close to its junction with High Street. The area boasts an eclectic mix of shops, restaurants, cafes. Megan's, Joe the Juice, Farrow and Ball, Paul's, Gails, Sweaty Betty, The Ivy Café, Giggling Squid, Café Nero, along with high quality residential, schools, leisure (All England Lawn Tennis Club) and the rolling acres of Wimbledon Common. It is well served by public transport, with Wimbledon Mainline (London Waterloo 16 mins) and London Underground stations being within easy reach. Road communications are excellent with access to A3 and the M25 (J10) to Heathrow and Gatwick.

ACCOMMODATION

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1981 Robert Holmes and Co for themselves and for the Vendors/Lessors of this property whose agents they are give notice that; a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) 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 purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Robert Holmes and Co has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract

Mid terrace three storey mixed use building of red brick under a pitched slate roof and comprising a Class E commercial unit on Ground and Basement.

Frontage – 14.00ft – (4.26m)

Internal Height – 10.00ft – (3.04m) part only.

Ground 521 ft² – (48.45m²). Sales/ancillary/kitchen/store.

Basement 229 ft² – (21.29m²). Access via trap door.

Total 750 ft² – (69.75m²).

Rear outside space. 225 ft². (20.9m²). (NIA) All measurement is approx.

AMENITIES

Excellent Trading Position – Good natural light – Kitchen – Rear outside space

Mains - gas – electric – water - WC

LEASE New Full Repairing and Insuring lease for a term to be agreed, subject to upward only rent reviews

RENT On Application (VAT to be confirmed).

LEGAL COSTS Each party is to pay own legal costs in this matter

EPC Energy Performance Certificate B 44

ANTI-MONEY LAUNDERING A tenant will be required to comply with legislation relating to Anti Money Laundering.

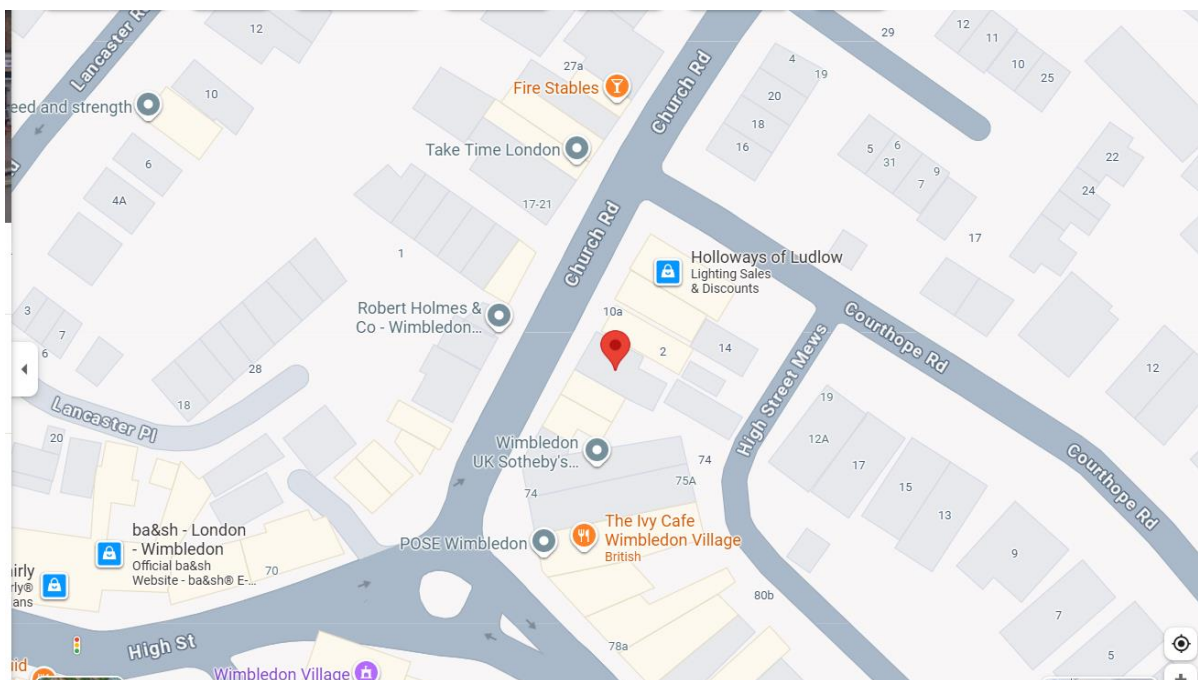
TOWN PLANNING Use Class E. Shop, office, nursery, gym, yoga, Pilates studio, and health related uses, dentist, pharmacist, clinic.

MECHANICAL AND ELECTRICAL

We have not tested any of mechanical or electrical services installed within the building and cannot therefore warrant the equipment. A potential occupier should make their own enquiries regarding all equipment installed.

RATEABLE VALUE RV £24,750 - 2026/27 Prospective tenants should make their own enquiries of the London Borough of Merton to verify the Rateable Value

VIEWING By appointment with sole agents Robert Holmes and Co
john.m@robertholmes.co.uk
John Mager – M +44 (0)7973843444 – T (0)20 8131 7316



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1981 Robert Holmes and Co for themselves and for the Vendors/Lessors of this property whose agents they are give notice that; a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) 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 purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Robert Holmes and Co has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract

