

LOCATION

South Wimbledon is a London Underground station in south-west London. The station is on the Northern Line, situated between Colliers Wood and Morden stations. The station is the southernmost station on the London Underground network which has platforms below ground. It is located on the corner of Morden Road and Merton High Street. South Wimbledon is on the boundary between Zones 3 and 4. Footfall at South Wimbledon Station in 2017 was 4.63 million.



SITUATION

The unit is located just outside of the entrance to South Wimbledon Station and is Grade II listed. The unit is accessed from outside the station on Morden Road. The shop frontage extends along Morden Road with a wall in-between the two windows displays. There are additional offices on the first floor. The unit benefits from water, drainage and power

LEASE

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break, incorporating a rent review in year 3.

RENT

Offers invited in the region of **£25,000 per annum** net of VAT, whichever is the higher. The rent will be exclusive of rates and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC has been requested and will be provided in due course.

OFFERS

Interested parties will be expected to provide formal business case with financials and visuals. Deadline for offers is **2nd August 2019**. Deadline for viewings is **25th July 2019**.

Accommodation

Total Area 929.34sq ft 86.34 sq m

Business Rates

Rateable Value (2017) £11,970

Rates Payable (2019/2020) £5,877

Interested parties are advised to check with the local council with regard to business rates.

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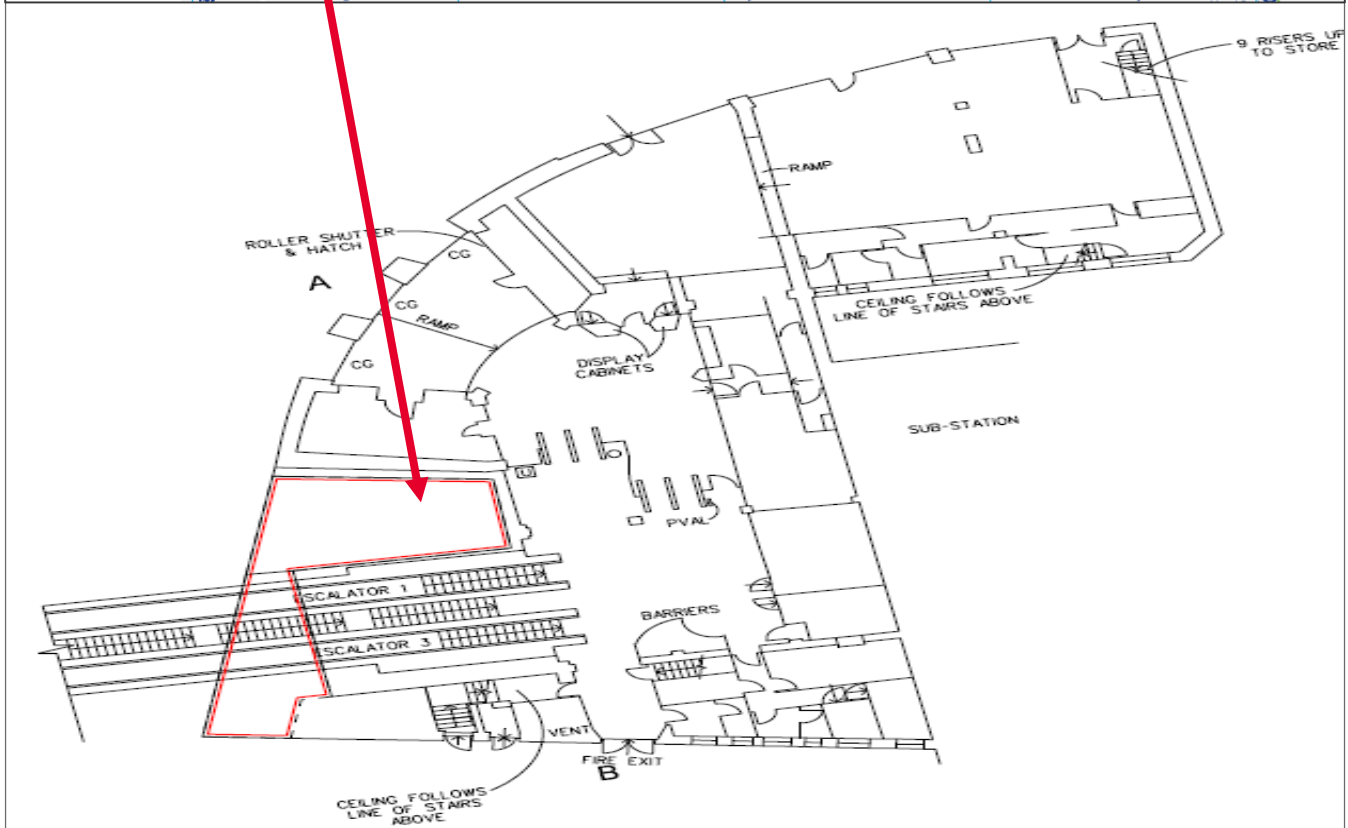
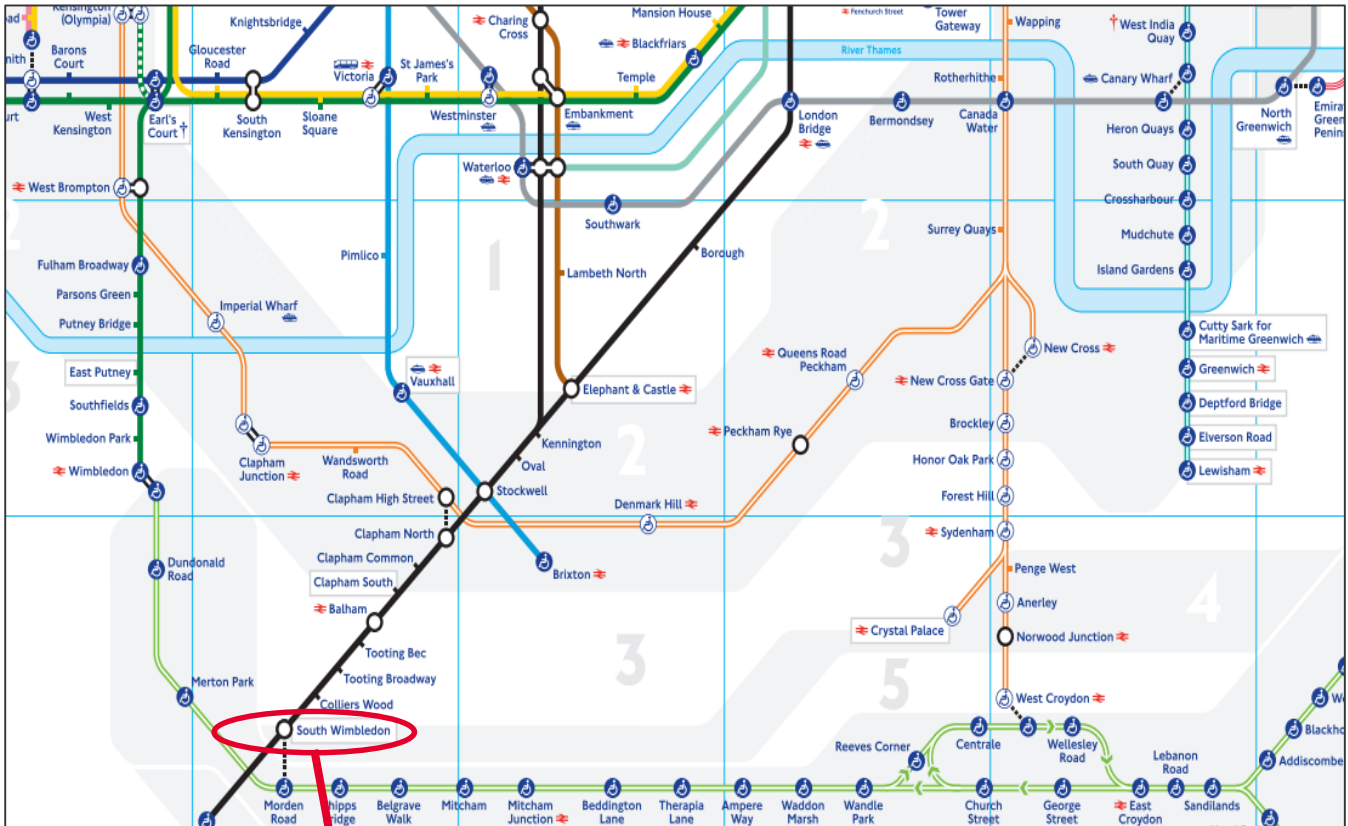
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