

Class E Shop To Let Ground Floor

238 Merton Road
Wimbledon
SW19 1EQ

645 sq. ft.
(59.93 sq. m.)



Close to South Wimbledon Underground Station

LOCATION PLAN



LOCATION

The property is located within a district shopping parade and within a short walk of South Wimbledon Underground station (Northern Line). Wimbledon Train station is approximately 1 ¼ miles from the property with its 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 of Merton Road with Merton High Street and Kingston Road. Haydons Road train station is approximately 1 mile to the north of the property with its regular train services via Thameslink to London. Numerous bus routes pass the property.

ACCOMODATION

GF Retail:	442 sq. ft.	(41.04 sq. m.)
Rear room:	126 sq. ft.	(11.66 sq. m.)
Kitchen:	78 sq. ft.	(7.23 sq. m.)
TOTAL:	645 sq. ft.	(59.93 sq. m.)

TENURE

The property is to be offered on a new lease on terms to be agreed.

DESCRIPTION

The subject property comprises a mid-terraced building consisting of a former beauty salon to the ground floor, arranged as a front salon with partitioned treatment room beyond with a kitchen and two WCs to the rear. The property has suspended ceiling to the front area and treatment room with recessed light boxes and spotlights. The kitchen and two WCs to the rear have strip lighting. There is no space heating although the two treatment areas do have air conditioning units (not tested)

To the rear of the property is a small yard/artificial grassed area

AMENITIES

- Short walk from South Wimbledon underground station (Northern Line)
- Good sized unit with rear outdoor space
- Air conditioned (not tested)
- Prominent location
- High traffic flow passing the property

EPC

Band C (69) Expires 15 April 2031

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe/ Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

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Rent: £20,000 per annum exclusive

- VAT may be applicable.
- 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
- 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;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

LEGAL COSTS

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

VAT

The property is not elected for VAT.

RATES

2023 List Rateable Value: £11,000
UBR 2024/2025 - £0.499p in the £
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

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EPC CERTIFICATE

Energy performance certificate (EPC)			
238 MERTON ROAD SOUTH WIMBLEDON LONDON SW19 1EQ	Energy rating C	Valid until:	15 April 2031
		Certificate number: 0947-0204-9309-4703-8800	
Property type		A1/A2 Retail and Financial/Professional services	
Total floor area		67 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.	
			
How this property compares to others			
Properties similar to this one could have ratings:			
If newly built		31 B	
If typical of the existing stock		91 D	



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