

ROBERT KIRBY
LONDON

LEWIS
&CO

McLaren
Dental
Practice
OPEN
Telephone:
020 8946 2231

24 LEOPOLD ROAD

WIMBLEDON, SW19 7BD

CLASS E - TO LET

466 SQ FT



24 LEOPOLD ROAD
WIMBLEDON, SW19 7BD

**LEWIS
&CO**

DESCRIPTION

A rare opportunity to acquire a high-quality ground floor Class E commercial unit extending to approximately 466 sq ft.

It benefits from good natural light and the unit sits within a strong residential and commercial catchment and is ideally suited to a range of occupiers.

LOCATION

Situated in the heart of Leopold Road, a well-established and vibrant area of Wimbledon. The area providing immediate access to a wide range of quality independent businesses.

Wimbledon and Wimbledon Park stations are equidistant a short walk away, providing easy access into central London and to the southwest via the District line, rail and tram networks

SPECIFICATION

- Excellent condition
- Rear garden with storage
- 4.6m frontage
- Outside seating (subject to license)
- Potential discounted rates, subject to qualification for Small Business Rate Relief

FLOOR AREAS

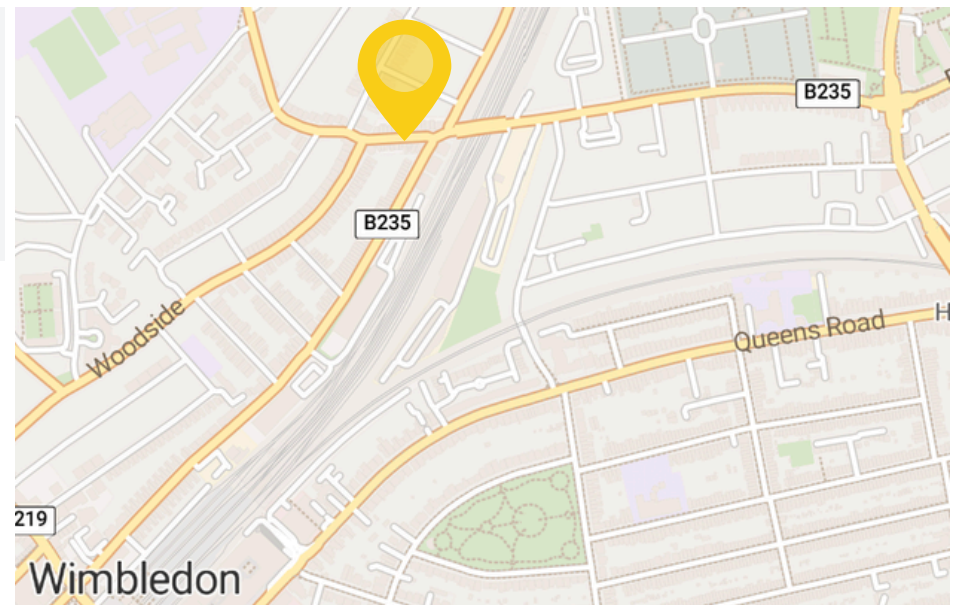
Floor	sq ft	sq m
Ground	466	43

TERMS

A new lease, terms to be agreed.

PRICING

£25,000
PER ANNUM EXCLUSIVE



RATES

Rateable Value (1st April 2026):

£13,500

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

TBC

VAT

The property is not elected for VAT.

EPC

80-D

VIEWING

Strictly by appointment through the sole agents.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

BILLY WRIGHT

billy@lewisco.co.uk
ddi: 020 3940 5561
mob: 07791 997 399

020 3940 5575
WWW.LEWISCO.CO.UK