

Retail Unit - TO LET

47 High Street, Wimbledon Village, SW19 5AX



Key Features

- Affluent location within the popular Wimbledon Village
- Attractive shopfront with open plan ground floor retail accommodation.
- Kitchenette & W/C
- Extensive basement accommodation, currently utilised as a pet grooming salon
- Prominent location adjacent to Wimbledon Common.

Accommodation

The approximate floor areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Sales Area	552	51.28
Basement	652	60.57
Total	1,204	111.86



Description

The property comprises a self-contained ground floor retail unit with a fully glazed frontage onto High Street and extensive basement accommodation.

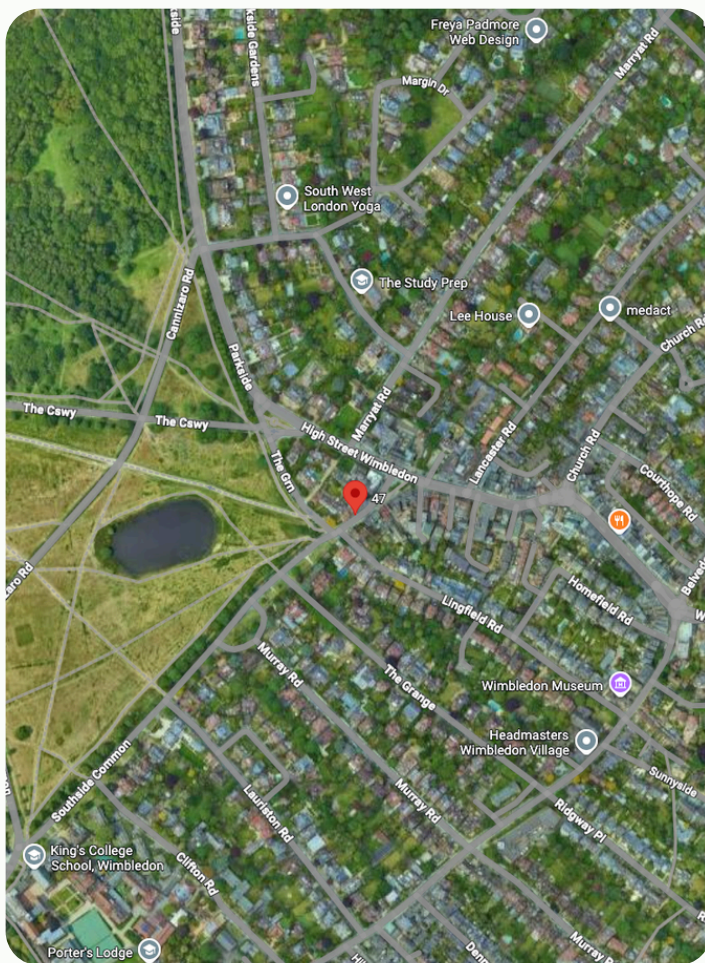
The accommodation is arranged as open-plan retail space. The basement is currently fit out as a pet grooming salon, including a kitchenette and W/C, together with ancillary storage accommodation.

Location

The subject property is located on High Street, Wimbledon Village, within close proximity of Wimbledon Common.

Surrounding occupiers include Sweaty Betty, Townhouse, Space NK and Goddard Veterinary Group, alongside a diverse mix of independent boutiques, cafes and restaurants.

Wimbledon mainline train station is within close proximity, providing frequent services to London Waterloo in approx 20 mins, as well as District Line and Tramlink connections.



Rateable Value	£42,500 (LINK)
EPC	TBC
VAT	TBC
Costs	Each party will be responsible for their own costs.



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Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£45,000 per annum** exclusive.



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Commercial Property
Management



Valuation & Lease
Advisory



Agency & Investment



Building Consultancy

SUBJECT TO CONTRACT

Anti Money Laundering

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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