

CLASS E PREMISES TO LET

92 Kingston Road
Wimbledon
SW19 1LA

687 sq. ft.
(63.78 sq. m.)





LOCATION

The property is located in a popular and busy secondary retail parade, within a 5 minutes' walk of South Wimbledon Underground station (Northern Line) and Merton Park tram stop. Wimbledon town centre and Railway station are less than a mile to the north and provides 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 adjacent to the junction of Kingston Road and Kirkley Road and has numerous bus routes either passing or near to the property.

DESCRIPTION

The subject property comprises a mid-terraced building consisting of a good sized, recently redecorated retail unit to the ground floor.

The property comprises a part carpeted and part laminate floor with painted walls and spotlights to the retail space. This has a modern shop front with plate glass window display.

AMENITIES

- South Wimbledon Underground & Merton Park Tram nearby
- Modern shop front
- Recently redecorated

ACCOMMODATION

Ground Floor

Front Retail area	294 sq. ft. (27.30 sq. m.)
Staff room	64 sq. ft. (5.94 sq. m.)
Kitchen	120 sq. ft. (11.16 sq. m.)
Rear Showroom	209 sq. ft. (19.38 sq. m.)
TOTAL	687 sq. ft. (63.78 sq. m.)

LEASE

A new lease is available on terms to be agreed.

USE

Class E (commercial, business and service uses). Suitable for a variety of uses.

VAT

The property is not elected for VAT.

EPC

Band E (102). Expires 26 January 2035.

LEGAL COSTS

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

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Rent: £25,000 per annum exclusive

Strictly by appointment via Sole Agents:
Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**

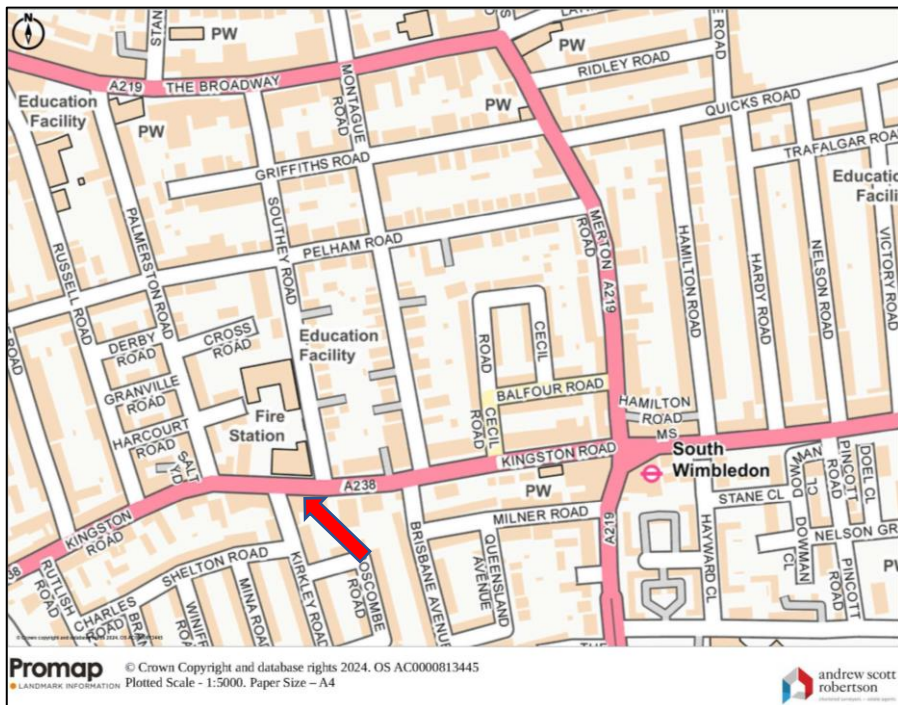
Email: commercial@as-r.co.uk

- 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

RATES

2023 List Rateable Value: £8,700
 UBR 2025/2026 - £0.499p in the £
 Source: VOA website.

Small Business Rates Relief may be available.
 Interested parties should make their own enquiries with Merton Council to confirm



EPC

Energy performance certificate (EPC)		
Ground Floor, 92 Kingston Road Wimbledon London SW19 1LA	Energy rating E	Valid until: 26 January 2035 Certificate number: 2973-7070-3743-0748-3482
Property type	Retail/Financial and Professional Services	
Total floor area	80 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 E.		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		13 A
If typical of the existing stock		54 C

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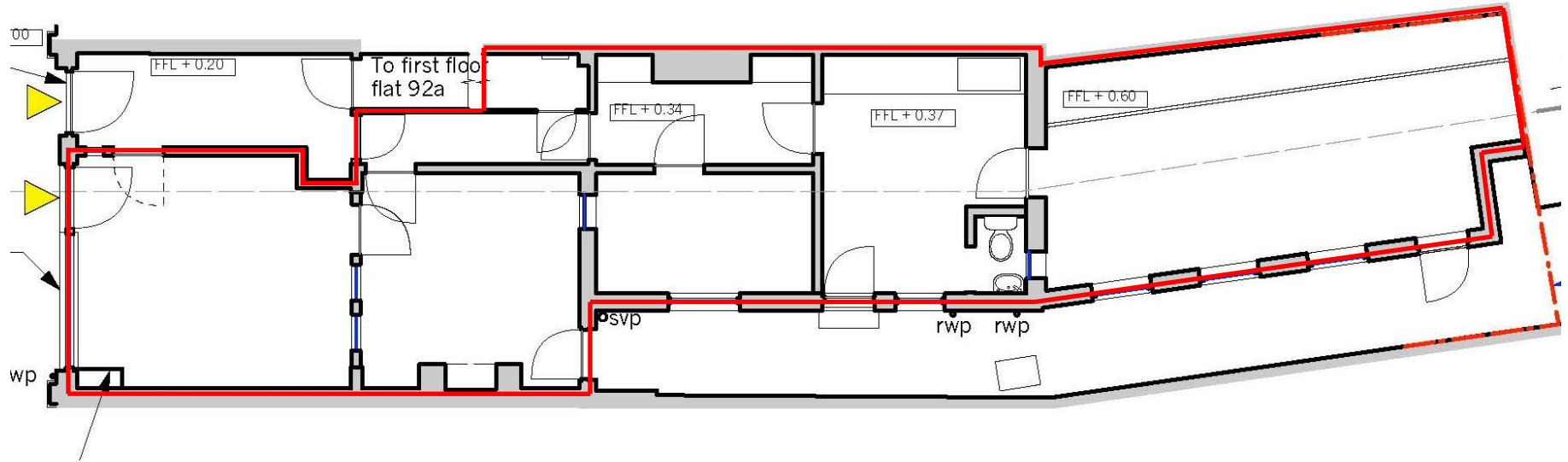
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:
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GROUND FLOOR PLAN

Red line indicates approximate extent of area to be demised.



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