



ROBINSON  
WEBSTER



## LONDON SW19 – 74 HIGH STREET, WIMBLEDON VILLAGE

CLASS E OPPORTUNITY

### Location

The subject property occupies a prominent location at the heart of Wimbledon Village at the junction with Church Road, immediately adjacent to **The Ivy, Joe & The Juice** and **Jeroboams**.

Other occupiers in the immediate vicinity include **Le Creuset, Dog & Fox Hotel, ba&sh, Megan's, Bayley & Sage** and **Ace & Tate**.

### Demise

The property is arranged over ground and basement floors (**part basement sales**) and comprises the following approximate net internal floor areas:

Ground Floor:	1,015 sq ft	94 sq m
Basement:	801 sq ft	74 sq m
<b>Total:</b>	<b>1,816 sq ft</b>	<b>165 sq m</b>

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£80,000 per annum exclusive.

### Rates

Rateable Value (From April 2023):	£47,250
Rates Payable (From April 2023):	£23,578

Interested parties are advised to make their own enquiries through Merton Council on 020 8274 4901.

### EPC

Available upon request.

### Further information

For further information or to arrange a viewing please contact **Robinson Webster**:

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50 metres

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Created By: Robinson Webster Limited

For more information on our products and services:

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