

LOCATION

Colliers Wood underground station is a Grade II listed station situated on London Underground's Northern line, between Tooting Broadway and South Wimbledon. The station is in Travelcard Zone 3, with a footfall of 6.3 million.



SITUATION

The unit adjoins Colliers Wood underground station, with frontage onto Christchurch Road. The area is largely residential, with the existing retail offering on the high street providing local amenities such as estate agencies, fast food, mini cab offices and a convenience store. The unit benefits from power, water and drainage.

LEASE

The unit is available by a new 6 year lease contracted outside of the Landlord and Tenant Act 1954, and subject to a 6 month rolling Landlord break.

RENT

The landlord is seeking offers in excess of **£25,000** per annum, net of VAT. The rent is exclusive of rates and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

A copy of the energy performance certificate is available upon request

OFFERS

Interested parties will be expected to provide a full business case with financials. Deadline for offers is **28th September 2018**.

Accommodation

Total area 439.71 sq ft 40.85 sq m

Business Rates

Rateable Value (2017) TBC

Rates Payable (2017/2018) TBC

Interested parties are advised to check with the local council with regard to business rates.

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