

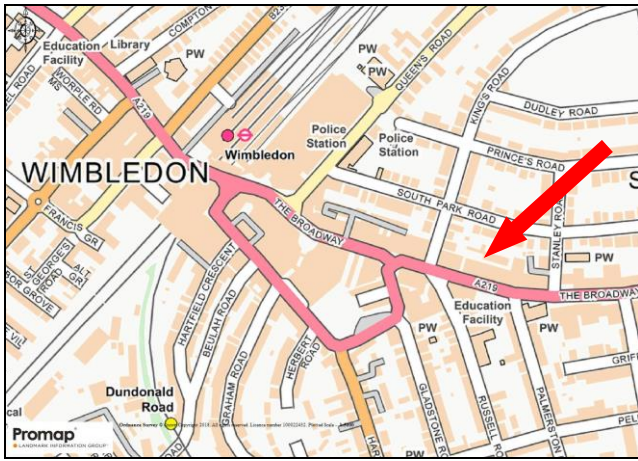


FOR SALE FREEHOLD OFFICES

**1 PRINTERS YARD
90A THE BROADWAY
WIMBLEDON
SW19 1RD**



ACCOMMODATION: 1,610 SQ. FT. (149.55 SQ. M.)



LOCATION

The Property is located in a small mews development located behind The Broadway and opposite New Wimbledon Theatre.

The building is situated within a short walk of Wimbledon Train station with its regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking Croydon and Beckenham). There are also numerous bus routes passing near the property.

DESCRIPTION

The subject property comprises offices arranged over ground, first and second floors. The ground floor comprises offices, kitchen area and 3 WC's.

The upper two floors provide open plan office space.

AMENITIES

- Comfort cooling and heating throughout
- Gas fired central heating
- Kitchen
- 1 parking space

TENURE

Freehold with vacant possession on completion.

VAT

The property is not elected for VAT.

ACCOMMODATION:

Ground Floor:	569 sq. ft.	(52.85 sq. m.)
First Floor:	707 sq. ft.	(65.66 sq. m.)
Second Floor:	334 sq. ft.	(31.04 sq. m.)

Total: 1,610 Sq. ft. (149.55 sq. m.)

PRICE

Our client is seeking offers in the region of **£800,000.**



EPC

Band E (122)

RATES

Rateable value: £33,750

The 2018/19 UBR is 48.4p in the £.

Small Business Rates Relief may be applicable from April 2019.

Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

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

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

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

- 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

Energy Performance Certificate

Non-Domestic Building



Unit 1 Printers Yard
90a, The Broadway
LONDON
SW19 1RD

Certificate Reference Number:
0270-0238-3539-4397-4006

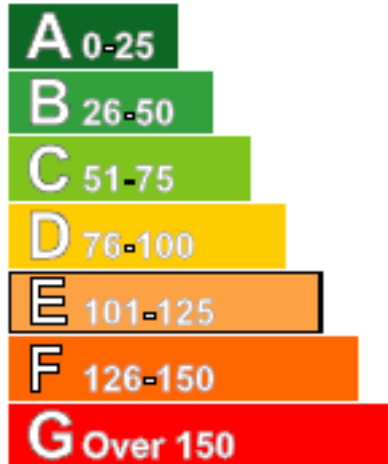
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 122 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	176
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	86.88
Primary energy use (kWh/m ² per year):	511.67

Benchmarks

Buildings similar to this one could have ratings as follows:

25	If newly built
73	If typical of the existing stock

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