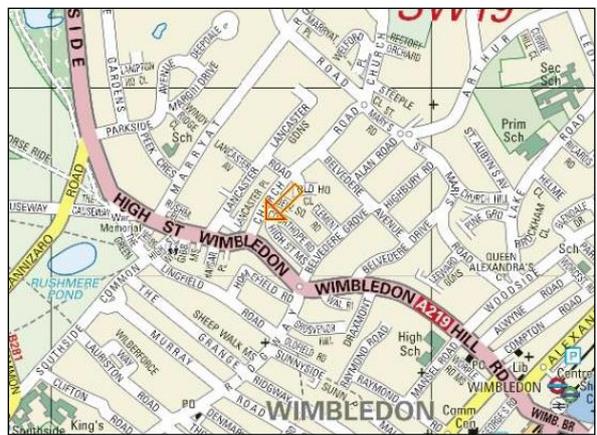


SHOP TO LET
SUBSTANTIALLY REFURBISHED
12 CHURCH ROAD
WIMBLEDON VILLAGE
SW19 5DL



ACCOMMODATION 1,100 sq. ft. (102.25 sq. m.)



LOCATION

Church Road forms part of Wimbledon Village's unique shopping and leisure experience in the most affluent area of Wimbledon.

Wimbledon Common and Wimbledon Lawn Tennis are major attractions drawing visitors to the area, which is one of the most exclusive in the London area.

The surrounding retailers include fashion retailers, bars, estate agents and other local retailers including The Ivy.

DESCRIPTION

The subject property comprises a mid-terraced building consisting of a good sized ground floor retail area, a small basement area to the front of the building (accessed via a trap door).

The space has been completely refurbished to provide new, excellent quality retail space in shell condition. Facilities will be provided for connections for air conditioning, if required.

AMENITIES

- *Current A1 use but potential for other uses, subject to usual consents*
- *Connections available for air conditioning*
- *1 off street parking space is available*
- *Electric car charging point*
- *New shop front*
- *Highest quality refurbishment*

TENURE

New FRI Lease available for a term to be agreed

ACCOMMODATION

The net internal area is:

Ground: 910 sq. ft. (84.55 sq. m.)
Basement: 190 sq. ft. (17.70 sq. m.)
TOTAL: **1,100 sq. ft. (102.25 sq. m.)**

EPC

Band B (32) dated 29th January 2020.

RENT

£57,500 per annum exclusive.

VAT

The property may be elected for VAT.

RATES

Rateable Value: £50,500

The 2020/21 UBR is 49.9p in the £.

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

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Sole Agents

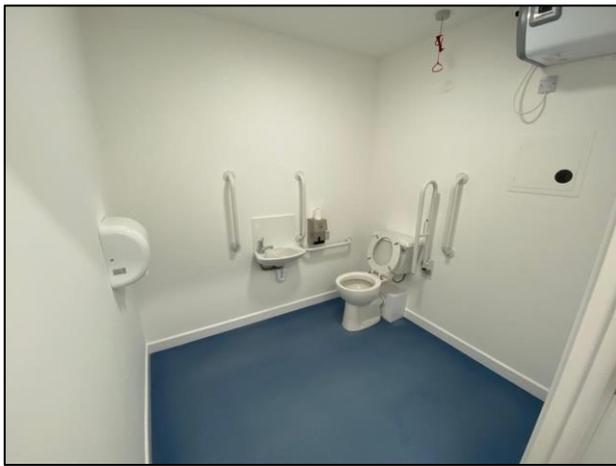
ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999
Stewart Rolfe

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

MAY 2020



Energy Performance Certificate

Non-Domestic Building

12 Church Road
LONDON
SW19 5DL

Certificate Reference Number:
2449-3019-0505-0600-2925

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

A
0-25

B
26-50

C
51-75

D
76-100

E
101-125

F
126-150

G
Over 150

Less energy efficient

←

32

This is how energy efficient the building is.

..... Net zero CO₂ emissions

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	93
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	43.94
Primary energy use (kWh/m ² per year):	259.89

Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

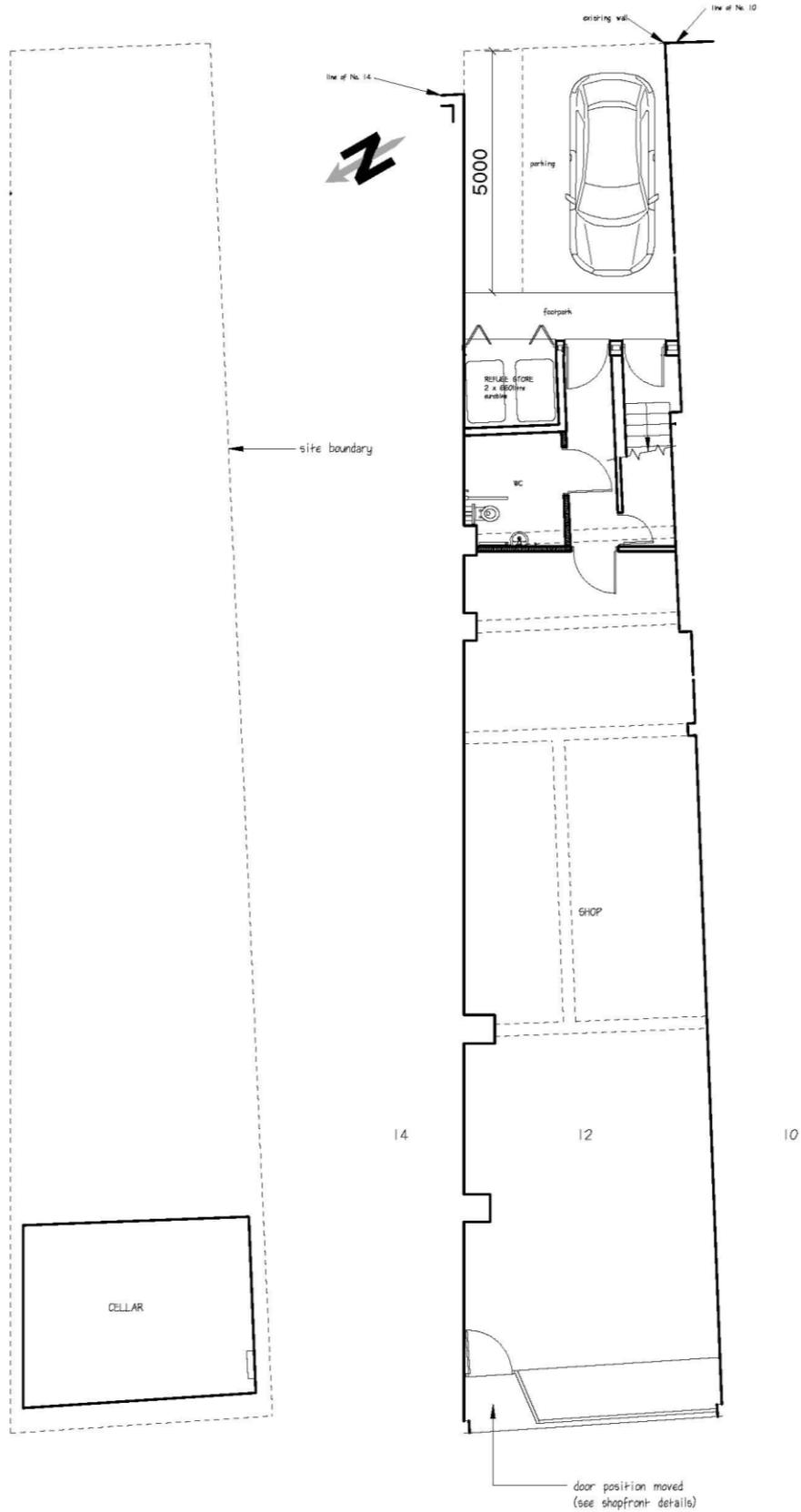
74

If typical of the existing stock

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:

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (iv) 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

MAY 2020



BASEMENT PLAN

GROUND FLOOR PLAN

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:

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (iv) 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

MAY 2020