

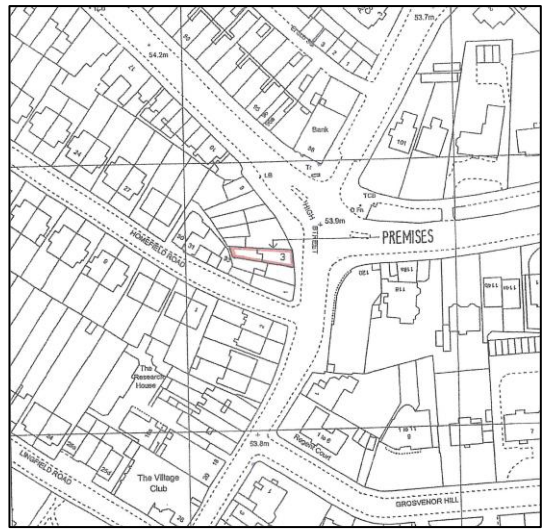
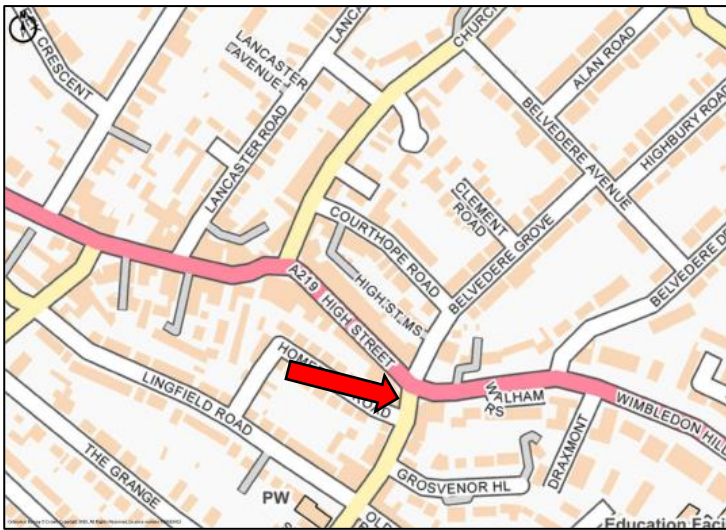
PRIME RETAIL TO LET

NEWLY REFURBISHED

**3 HIGH STREET
WIMBLEDON VILLAGE
SW19 5DX**



ACCOMMODATION 1,632 sq. ft. (151.63 sq. m.)



LOCATION

High Street forms the prime pitch 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 striking and prominent mid-terraced building consisting of a good sized ground floor retail area with a similar sized basement, suitable for sales.

The space has been completely refurbished to provide new, excellent quality retail space in shell condition.

AMENITIES

- *Class E therefore suitable for a variety of potential uses, subject to any required consents*
- *Prominent location*
- *Landmark position when entering the Village*
- *Highest quality refurbishment*

TENURE

New FRI Lease available for a term to be agreed

ACCOMMODATION

The net internal area is:

Ground:	825 sq. ft. (76.61 sq. m.)
Basement:	807 sq. ft. (75.01 sq. m.)
TOTAL:	1,632 sq. ft. (151.62 sq. m.)

EPC

TBA

RENT

£75,000 per annum exclusive.

VAT

The property may be elected for VAT.

RATES

Rateable Value: £57,000
For 2021/22 UBR is 0.512.

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 / James Rutter
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.
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JULY 2021



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