

RARE OPPORTUNITY TO ACQUIRE A TOWN CENTRE FREEHOLD

SHOP FOR SALE (MAY LET)

**3 THE PAVEMENT
WORPLE ROAD
WIMBLEDON
SW19 4DA**



ACCOMMODATION 564 sq. ft. (52.42 sq. m.)

Virtual Tour: <https://vimeo.com/536454161>



LOCATION

This property is set on 'The Pavement', made up of a small parade of retail/commercial units on Worple Road within moments of the main High Street providing excellent client footfall.

The premises is located on Worple Road, in the centre of Wimbledon town, surrounded by cafes, shops and restaurants and situated directly opposite Elys department store.

The Town is well serviced by Road, Rail (Waterloo - 19 mins) Underground (District Line), Tram link to Croydon and an array of bus links providing efficient connections into Central London.

DESCRIPTION

The ground floor space has a grey stone effect wall and features a spiral metal staircase with access to all four levels. The spot lights and recessed coloured mood lighting ensure the main entrance is bright and contemporary, an ideal setting for greeting clients.

The first floor comprises of ample space for three main desk areas kitchenette area with fitted units, basin and worktop with space underneath for fridge/freezer and W.C.

The spiral stairs lead up to the top floor with under eaves storage, partially exposed brick walls and wooden beams all adding a touch of a character.

The basement (lower ground floor) is 230 sq. ft. and extends under the pavement providing a large open space with grey fully tiled floors benefitting from under floor heating.

AMENITIES

- Arranged over four floors
- Fitted kitchen & WC
- Ready for immediate occupation
- Current E use and suitable for a wide variety of uses
- Air conditioning
- Quality accommodation
- Centrally located

PRICE / RENT

£525,000 for the freehold

£32,500 per annum exclusive for a new lease.

TENURE

Freehold with vacant possession on completion.

Alternatively a new FRI Lease may be considered on terms to be agreed

ACCOMMODATION

The net internal area is:

Ground:	133 sq. ft. (12.37 sq. m.)
Basement:	230 sq. ft. (21.35 sq. m.)
First:	104 sq. ft. (9.66 sq. m.)
Top:	97 sq. ft. (9.04 sq. m.)
TOTAL:	564 sq. ft. (52.42 sq. m.)

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

VAT

The property is not elected for VAT.

EPC

Band E (118) dated 15th November 2018.

RATES

Rateable Value: £18,750

The 2021/22 UBR is 49.9p in the £.

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

LEGAL COSTS

The purchaser/tenant is to bear both parties legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the Sole Agents

ANDREW SCOTT ROBERTSON

COMMERCIAL DEPARTMENT

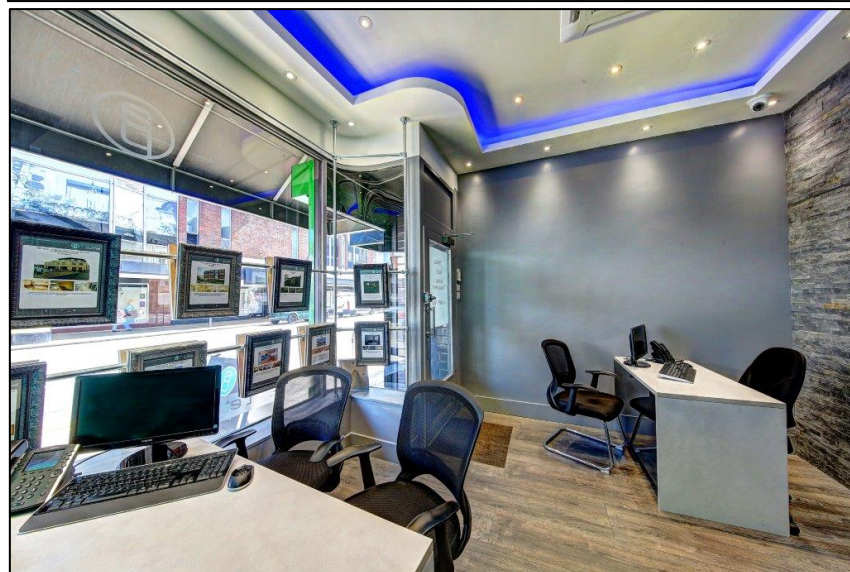
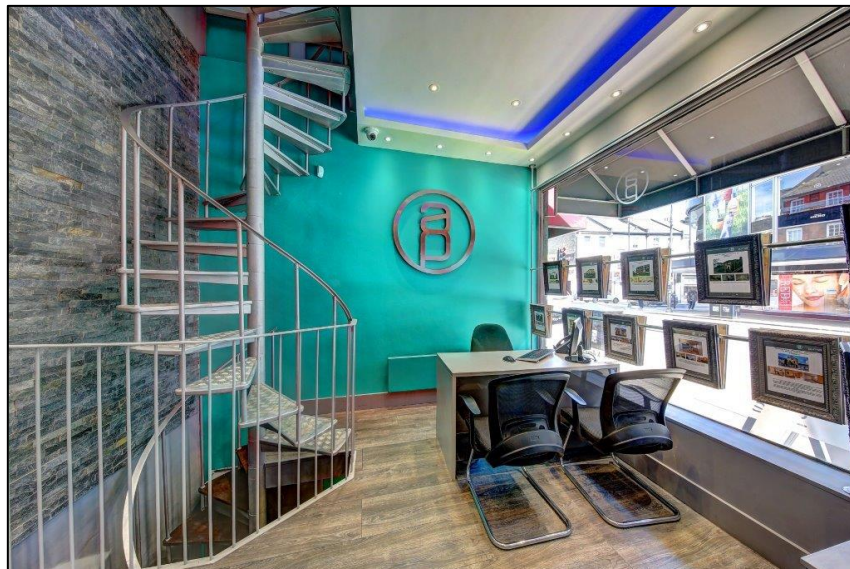
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Energy Performance Certificate

Non-Domestic Building



Andrew Purnell & Co
3 The Pavement, Worple Road
LONDON
SW19 4DA

Certificate Reference Number:
0410-0738-8869-3099-9092

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

118

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	71
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	112.16
Primary energy use (kWh/m ² per year):	663.43

Benchmarks

Buildings similar to this one could have ratings as follows:

32	If newly built
94	If typical of the existing stock

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