



**VALUABLE MOT OPERATION & LEASE FOR SALE
MAIN ROAD WORKSHOP WITH FORECOURT PARKING**



**163-167 HAYDONS ROAD
WIMBLEDON, SW19 8TB**

2,863 sq. ft. (266 sq. m.) MOT Station with 10 Car Spaces

Premium Offers invited in excess of £50,000



LOCATION

Positioned on the east side of Haydons Road, just north of the T-junction with North Road. Haydons Road station (British Rail) and Colliers Wood station (Northern Line) are approximately 5-10 mins walk. Wimbledon town centre lies west (approximately half a mile).

DESCRIPTION

Two adjoining buildings used for MOT car repairs and sales, main unit with brake test roller (not working), small mezzanine office and good size forecourt.

The garage operates an MOT and repair business and was established over 30 years ago.

TENURE

The property is available on a full repairing lease for a term until 24th December 2023, incorporating a rent review 24th December 2018. Terms have been reached to extend the lease until 2028 with a mid-term review.

AMENITIES

- Internal eaves 10ft to 12ft to main workshop
- Main road frontage
- 10 car spaces allocated to MOT station.

VAT

May be applicable.

RENT

£35,800 per annum exclusive (until December 2023).

RATES

Rateable value: 163-167 - £ 24,000.

The 2019/20 UBR is 49.1p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

EPC

To be advised.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction and 50% of the landlord's costs.

VIEWING

Strictly by appointment with the sole agents:-

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

**Contact: Stewart Rolfe or John King
Tel: 020 8971 4999**

Email: commercial@as-r.co.uk

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