

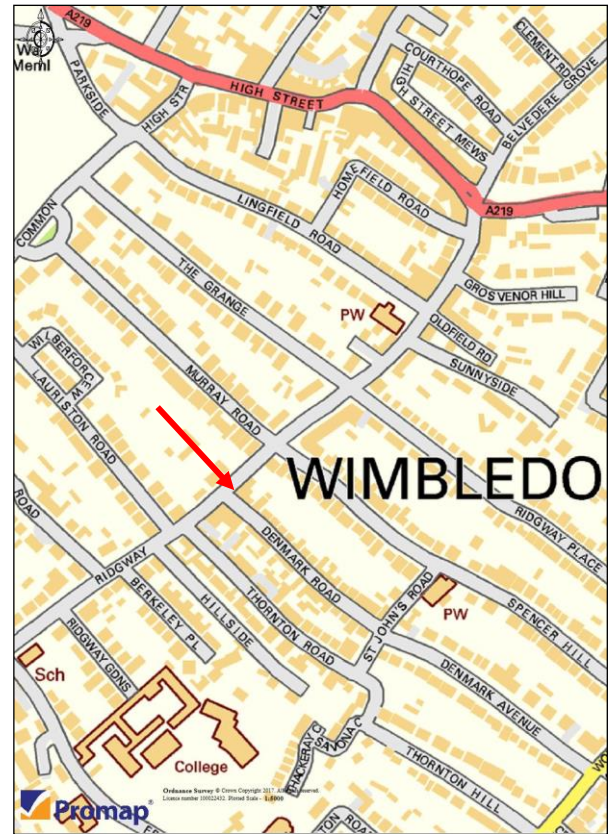


**SHOP TO LET
(NEWLY REFURBISHED)**

**73 RIDGWAY
WIMBLEDON
SW19 4SS**



ACCOMMODATION: 670 SQ. FT. (62.22 SQ. M.)



LOCATION

The property is located on the junction of Ridgway and Denmark Road and is within a small parade of shops, with flats over. Nearby occupiers include a pharmacy, hairdressers, dry cleaners, restaurant and take away units together with a newly opened Co-op supermarket.

The property is situated within a short walk of Wimbledon High Street with Wimbledon town centre and train station within approximately $\frac{3}{4}$ of a mile. Wimbledon Mainline station provides regular services to London Waterloo (19mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham).

DESCRIPTION

Newly refurbished property comprising an end of terrace building consisting of a retail unit to ground floor with rear storage.

AMENITIES

- Prominent corner unit
- Newly refurbished with:
 - New ceilings,
 - Rewired throughout including LED lights
 - New laminate flooring.
 - New kitchen and WC facilities
- Rear storage accessed via Denmark Road.
- Busy road into Wimbledon Village.

TENURE

The property is to be offered on a new lease on terms to be agreed

VAT

VAT may be applicable.

EPC

Band C (69)

ACCOMMODATION:

Ground Floor NIA Retail: 547 sq. ft. (50.84 sq. m)

Rear Storage: 122 sq. ft. (11.37 sq. m)

Total: 670 sq. ft. (62.22 sq. m)

Rear Lean-To: 51 sq. ft. (4.78 sq. m)

PRICE/RENT

£23,000 per annum exclusive.

RATES

Rateable value: £19,750

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 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**

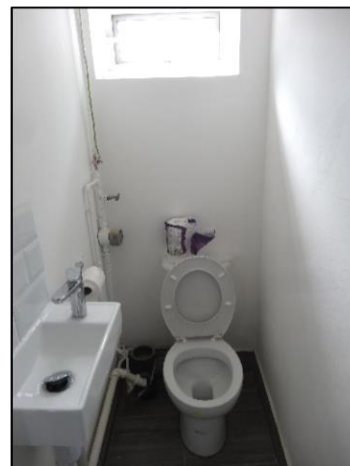
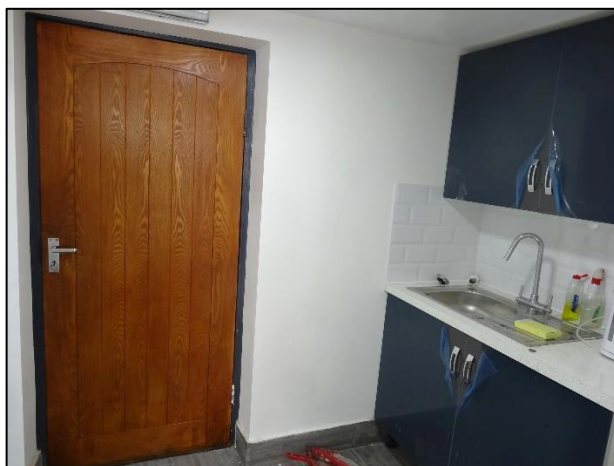
Contact: Stewart Rolfe

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:

- (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
- April 2020



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April 2020

Energy Performance Certificate

Non-Domestic Building



73 Ridgway
LONDON
SW19 4SS

Certificate Reference Number:
0196-9899-9430-6090-2303

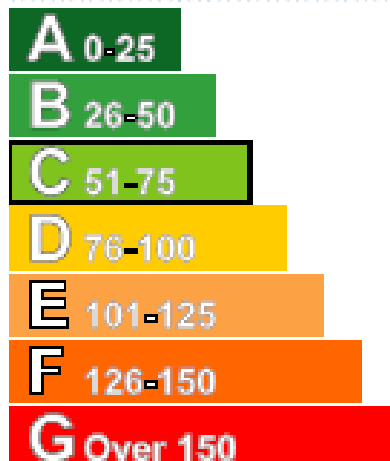
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ 69 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	57
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	100.09
Primary energy use (kWh/m ² per year):	592.04

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
71	If typical of the existing stock

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