

Class E Unit TO LET

314 Haydons Road
Wimbledon
London SW19 8JZ

508 sq. ft.
(47.17 sq. m.)



andrew scott
robertson
commercial

SUITABLE FOR A VARIETY OF USES IN BUSY LOCATION



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is located to the west of Haydon's Road, just south of its junction with Gap Road, Durnsford Road and Plough Lane. There is high vehicular flow past the property as Haydon's Road and Durnsford Road provide a major thoroughfare between Wimbledon/Colliers Wood to the south and Wandsworth to the north.

The property is located less than 200 metres north of Haydon's Road Train station (Thameslink) and approximately one mile northeast of Wimbledon town centre with its train station offering regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and London Trams (linking to Croydon and Beckenham).

DESCRIPTION

The premises comprises of a ground floor Class E unit. There is a good sized main sales area with a further sales area or storage to the rear, along with a WC and kitchen area. Laminate flooring and strip lighting.

Front external shop width: 4.27m
Front internal shop width: 3.94m

RENT

£18,500 per annum exclusive .

AMENITIES

- Short walk to Haydon's Road station.
- Good commuter location.
- Busy retail location

TENURE

New lease available on terms to be agreed.

LEGAL COSTS

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

VAT

The property is not elected for VAT.

EPC

Band D (81). Expires 26 September 2026

BUSINESS RATES

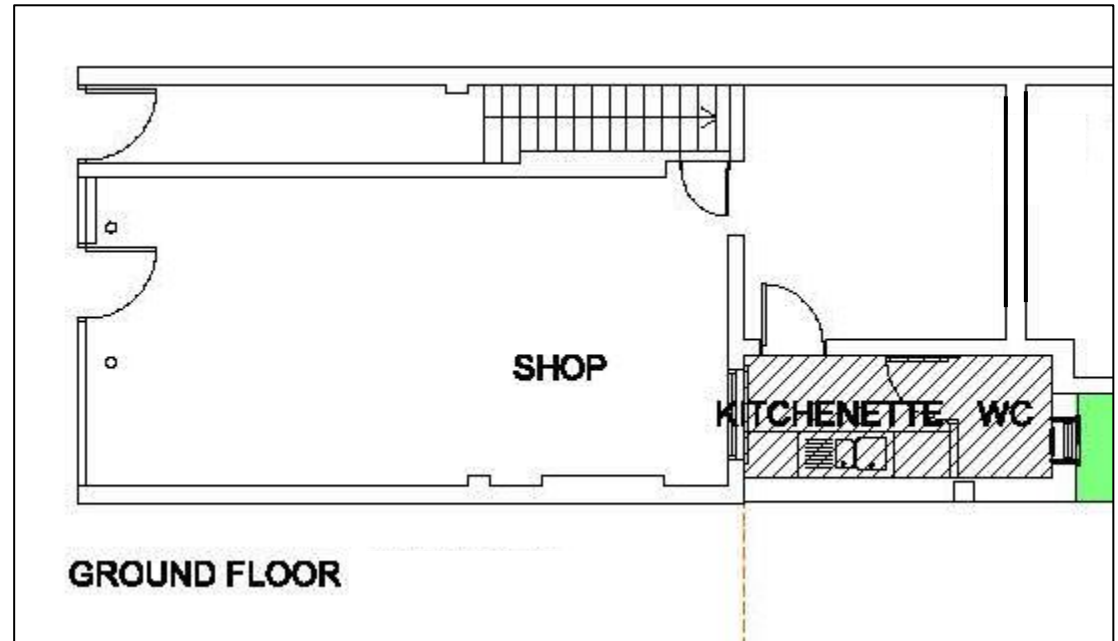
RV is £13,500. UBR for 2026/27 is £0.382 in the £.
Small Business Rates relief may be available.

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

EPC RATING

Energy performance certificate (EPC)		
314 Haydons Road LONDON SW19 8JZ	Energy rating D	Valid until: 26 September 2026 Certificate number: 0210-7972-0346-4940-3020
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	52 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		
Properties get a rating from A+ (best) to G (worst) and a score.		
The better the rating and score, the lower your property's carbon emissions are likely to be.		
Under 9 A+ 9-20 A 20-35 B 35-50 C 50-65 D 65-80 E 80-95 F Over 95 G Net zero CO2 81 D		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	27 B	
If typical of the existing stock	78 D	

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Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
Tel: 020 8971 3800
Email: commercial@as-r.co.uk

£18,500 per annum

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given 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;
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