

GROUND FLOOR Class E Shop To Let

174 Merton High Street
Wimbledon
SW19 1AY

808 sq. ft.
(75.09 sq. m.)



LOCATION PLAN



LOCATION

The property is located within a district shopping parade and within a short walk of South Wimbledon Underground station (Northern Line). Wimbledon Train station is approximately 1 ¼ miles from the property with its regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham).

The property is located close to the junction of Merton High Street and Nelson Road with Nelson Road Mews running to the rear of the property. Haydens Road train station is approximately ¾ of a mile to the north of the property with its regular train services via Thameslink to London. Numerous bus routes pass the property.

DESCRIPTION

The subject property comprises a mid-terraced ground floor retail unit, previously occupied by Ladbrokes. Internally the property is in basic condition, with a dated and water damaged suspended ceiling, painted walls and a dated and heavily stained/marked ground floor. There are two WC's (one for customers and the other for staff.) Lighting is by a mixture of old style fluorescent strip lights and spot lights with a number of blown tubes and bulbs. Heating is provided by a gas fired heating system to radiators. To the rear is a kitchen, which requires refitting.

AMENITIES

- Short walk from South Wimbledon underground station (Northern Line)
- Rear access
- Prominent location
- High traffic flow passing the property

EPC

D (77).

LEGAL COSTS

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

VAT

To be advised.

RATES

2017 List Rateable Value: £10,500
UBR 2022/2023 - £0.499p in the £
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe/ Sophie Cousins**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

GROUND FLOOR Class E Shop To Let

174 Merton High Street
Wimbledon
SW19 1AY

Rent: £22,000 per annum exclusive

- VAT may be applicable.
- 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
- 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;
- 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

ACCOMMODATION

Retail: 737 sq. ft. (68.48 sq. m.)
 Kitchen: 71 sq. ft. (6.61 sq. m.)
TOTAL: 808 sq. ft. (75.09 sq. m.)

Ground Floor ITZA: 449 sq. ft. (41.75 sq. m.)

TENURE

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

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe/ Sophie Cousins**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Energy performance certificate (EPC)

174 Merton High Street
 Colliers Wood
 LONDON
 SW19 1AY

Energy rating
D

Valid until: 16 June 2032
 Certificate number: 1850-8995-8342-9959-2904

Property type: Retail/Financial and Professional Services

Total floor area: 89 square metres

Rules on letting this property

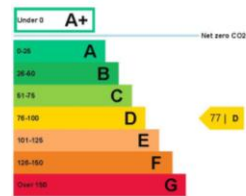
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 14 | A

If typical of the existing stock: 55 | C



GROUND FLOOR Class E Shop To Let

174 Merton High Street
 Wimbledon
 SW19 1AY

Rent: £22,000 per annum exclusive