

CLASS E PREMISES TO LET

8 Church Road
Wimbledon
SW19 5DL

713 sq. ft.
(66.24 sq. m.)



RETAIL UNIT SUITABLE FOR A VARIETY OF USES



LOCATION

Church Road forms part of Wimbledon Village's unique shopping and leisure experience in the most affluent area of Wimbledon.

Wimbledon Common and Wimbledon Lawn Tennis are major attractions drawing visitors to the area, which is one of the most exclusive in the London area.

The surrounding retailers include fashion retailers, bars, estate agents and other local retailers including The Ivy.

DESCRIPTION

The subject property comprises a mid-terraced building consisting of ground floor retail area and a small basement area to the front of the building (accessed via a trap door).

All mains services are available to the property.

AMENITIES

- Good location in Wimbledon Village
- Ready for tenant's fit out
- Rarely available

ACCOMMODATION

Ground Floor

Ground	484 sq. ft. (44.95 sq. m.)
Basement	229 sq. ft. (21.29 sq. m.)
Total	713 sq. ft. (66.24 sq. m.)

LEASE

A new lease is available on terms to be agreed.

USE

Class E (commercial, business and service uses). Suitable for a variety of uses.

VAT

The property is not elected for VAT.

EPC

Band B (44). Expires 30 August 2031.

LEGAL COSTS

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

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Rent: £40,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

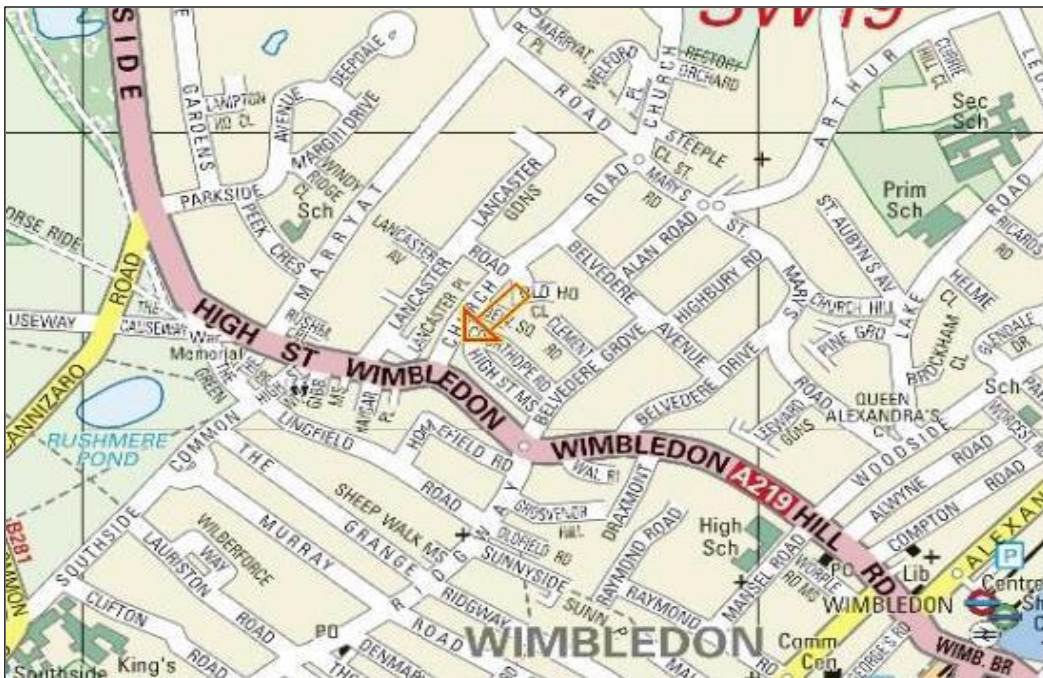
Email: commercial@as-r.co.uk

- 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

RATES

2023 List Rateable Value: £22,500
 UBR 2024/2025 - £0.499p in the £
 Source: VOA website.

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



Energy performance certificate (EPC)		
Ground floor and basement 8 Church Rd Wimbledon Village London SW19 5DL	Energy rating B	Valid until: 30 August 2031 Certificate number: 0277-6906-1792-0254-1318
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	73 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 B.		
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 32 B		
If typical of the existing stock 95 D		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

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- AR & QS Holdings Limited T/A andrew scott robertson 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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