



LOCATION PLAN



Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: Stewart Rolfe/ Robin Catlin

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

LOCATION

The property is located in a popular secondary retail parade approximately ½ mile to the north-west of Wimbledon town centre. Wimbledon Railway station is within a 10 minute walk and provides 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 with Alexandra Road and has several bus routes passing or near to the property.

DESCRIPTION

The property comprises a deceptively large Class E unit, currently arranged as retail to the front with a meeting room, storage, kitchen and WC with shower to the rear. The property was refurbished approximately 2 years ago and provides recessed spotlights and air conditioning units, painted walls and laminate floors throughout.

TENURE

Lease until October 2027.

VAT

We understand VAT is not applicable to the rent.

AMENITIES

- Class E Use
- Fitted Kitchen
- WC & shower
- Air conditioning
- Storage

RATES

GF Rateable value: £24,750 The current UBR is 49.9p in the £.

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

LEGAL COSTS

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

ACCOMMODATION

NIA 1,506 sq. ft. (139.88 sq. m.)

EPC

Band C (71) Expires 5th July 2025.

Rent: £40,000 per annum exclusive

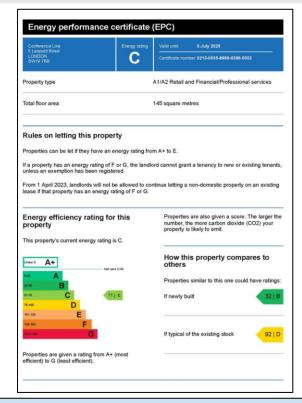
Class E Suite TO LET

5 Leopold Road Wimbledon SW19 7BB



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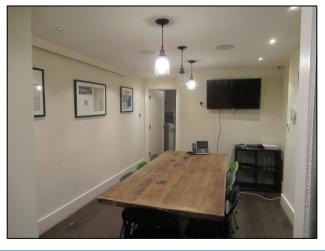
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chartered surveyors · estate agents

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