

Class E Unit TO LET

5 Leopold Road
Wimbledon
SW19 7BB

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



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.

Class E Suite TO LET

5 Leopold Road
Wimbledon
SW19 7BB

Rent: £40,000 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

Energy performance certificate (EPC)		
Conference Line 5 Leopold Road LONDON SW19 7BB	Energy rating C	Valid until: 5 July 2025 Certificate number: 0210-6535-8999-4396-5002
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	145 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		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
This property's current energy rating is C.		
	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: 92 D	
Properties are given a rating from A+ (most efficient) to G (least efficient).		



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

Class E Suite TO LET

5 Leopold Road

Wimbledon

SW19 7BB

Rent: £40,000 per annum exclusive

- (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