

CLASS E PREMISES TO LET

8-10 Hartfield Road
Wimbledon
SW19 3TA

1,777 sq. ft.
(165.06 sq. m.)





LOCATION

The property is located in a heart of Wimbledon town centre. And within 100m of Wimbledon Quarter (formerly Centre Court Shopping Centre) and Wimbledon train station, with its regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking Croydon and Beckenham). South Wimbledon station (Northern Line) is also nearby.

The property is situated on the one-way system on Hartfield Road and is opposite one of the town centre's main bus stops.

DESCRIPTION

This end of terraced retail unit is arranged over ground floor and basement and benefits from rear access into the rear service yard.

The ground floor comprises a retail area with ancillary storage, WCs and kitchen with further storage to the basement.

AMENITIES

- Central town centre location with high traffic flow
- Exceptional public transport links
- Rear access available
- Gas fired central heating to radiators throughout

ACCOMMODATION

Ground Floor	1,428 sq. ft. (132.66 sq. m.)
Basement	349 sq. ft. (32.40 sq. m.)
Total	1,777 sq. ft. (165.06 sq. m.)

LEASE

A new lease is available on terms to be agreed.

USE

Previously used solicitor's offices within Class E. Other Class E uses would be considered.

VAT

The property is not elected for VAT.

EPC

GF – Band E (101). Expires 18 November 2034.

LEGAL COSTS

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

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Rent: In excess of £70,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

RATES

2023 List Rateable Value: £67,500
UBR 2025/2026 - £0.555p in the £
Source: VOA website.

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



EPC

Energy performance certificate (EPC)

5-10 Hartfield Road
LONDON
SW19 3TA

Energy rating

E

Valid until:

18 November 2034

Certificate number:

2125-1634-2912-4199-6392

Property type

Retail/Financial and Professional Services

Total floor area

269 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 E.

Under 10

10-25

26-50

51-75

76-100

101-125

126-150

Over 150

A+

A

B

C

D

E

F

G

Net zero CO2

101 E

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

37 B

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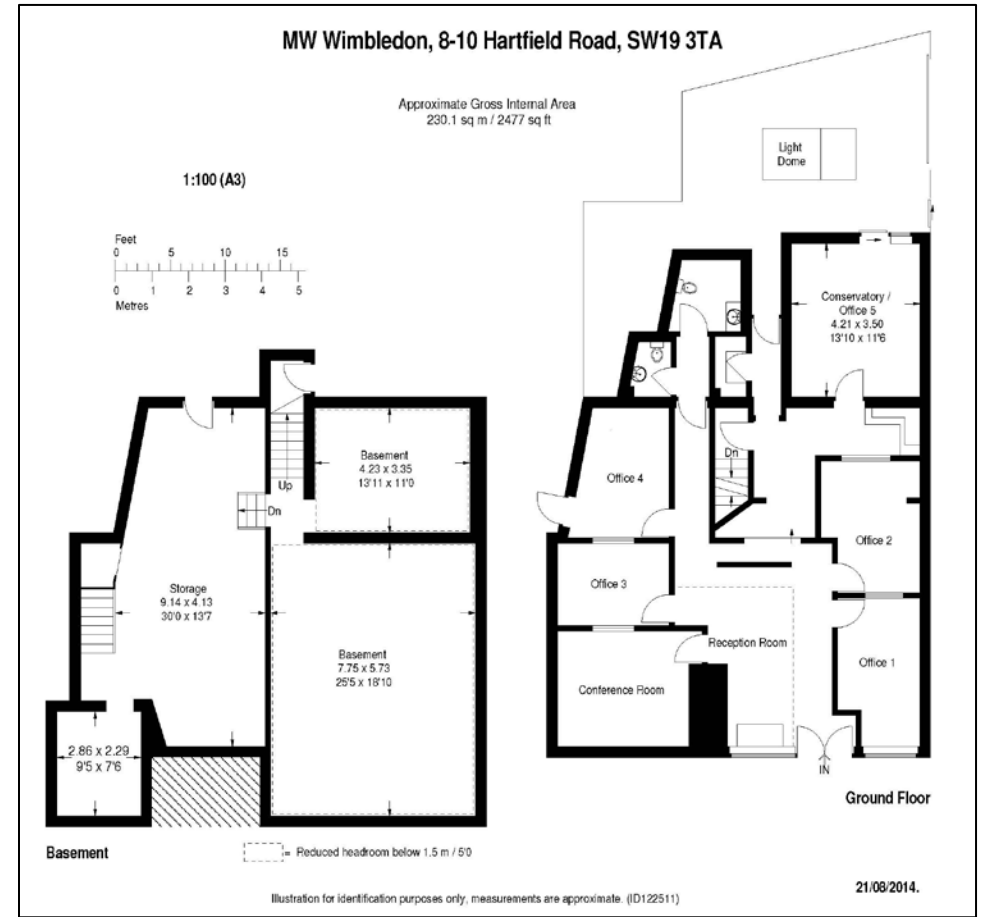
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (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;
- (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

March 2025



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