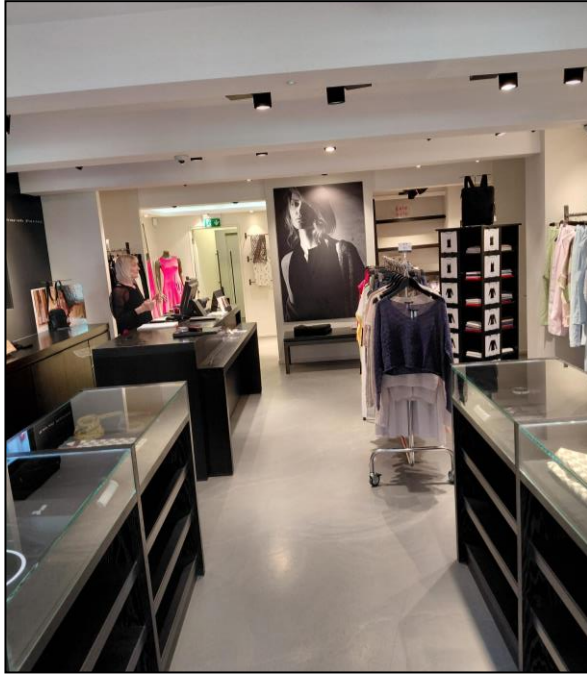


ALL ENQUIRIES
27 High Street
Wimbledon Village
SW19 5BY

985 sq. ft.
(91.50 sq. m.)





LOCATION

The subject property is situated in the centre of Wimbledon Village, adjacent to traffic lights. Wimbledon Village provides an extensive range of restaurants and coffee houses with retailers such as Bayley & Sage. Wimbledon town is approximately 15 minutes walk with its Mainline District and Tram line railway station offering a number of routes into Central London. Elys department store and Wimbledon Quarter shopping and leisure are close by.

DESCRIPTION

A very attractive, Georgian style, three-storey unit with rendered upper elevations. The shop front surround is timber pilasters, topped by a deep moulded cornice contained within a traditional shop front. The unit, as seen from the street, contributes to the character of the high street, whilst internally the shop is rectangular in shape and offers great open plan retail space.

AMENITIES

- Changing areas and display
- Excellent storage space
- Staff Room and kitchen facilities to the rear

FLOOR AREA

Ground GIA: 985 sq. ft. (91.50 sq. m.)

ALL ENQUIRIES

The shop will be available from January 2026.

All expressions of interest will be considered.

LEGAL COSTS

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

EPC

Band C (52) Expires 14 September 2035.

VAT

The property is currently elected for VAT.

RATES

Rateable Value £58,500. UBR 2025/26 is £0.555p in £. Rates payable £32,467.

Source: VOA website. Interested parties should make their own enquiries with Merton Council.

Double Fronted Shop In Prominent Position

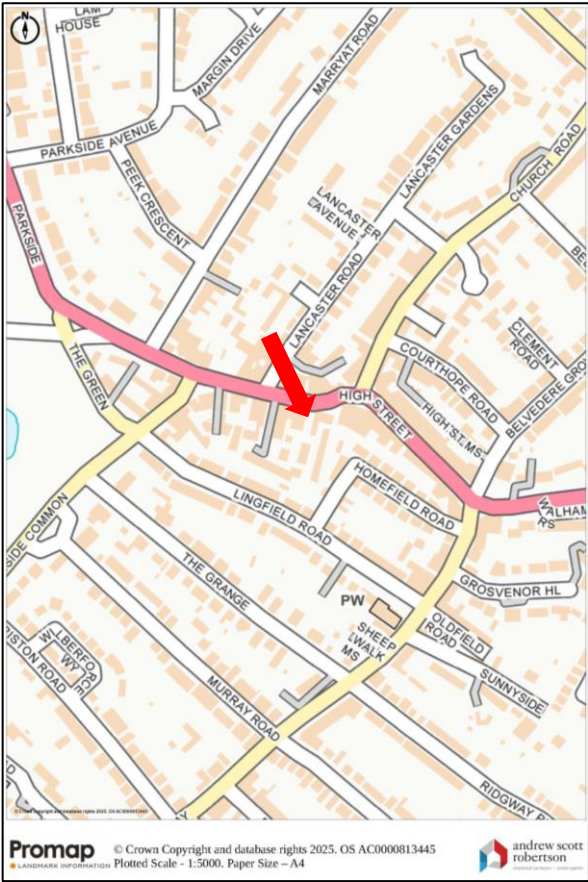
27 High Street

Wimbledon Village

SW19 5BY

Rent £90,000 pax

LOCATION PLAN



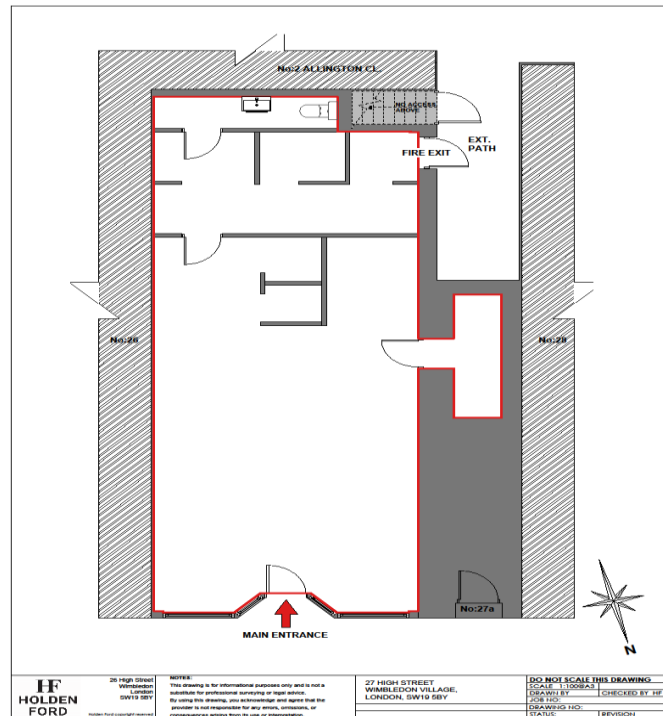
EPC

Energy performance certificate (EPC)		
27 High Street Wimbledon Village LONDON SW19 5BY	Energy rating	Valid until: 14 September 2035
	C	Certificate number: 0014-6292-4395-3126-3594
Property type		
Retail/Financial and Professional Services		
Total floor area		
74 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		
Properties get a rating from A+ (best) to G (worst) and a score.		
This property's energy rating is C.		The better the rating and score, the lower your property's carbon emissions are likely to be.
Under 0 A+ 0-25 A 26-50 B 51-75 C 76-100 D 101-125 E 126-150 F Over 150 G Net zero CO2 52 C		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		
7 A		
If typical of the existing stock		
30 B		

Double Fronted Shop In Prominent Position
27 High Street
Wimbledon Village
SW19 5BY

Rent £90,000 pax

LEASE PLAN



VIEWING

Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
 51 St Georges Road
 Wimbledon SW19 4EA

Contact: John King FRICS / Stewart Rolfe MRICS
 Tel: 020 8971 4999
 Email: commercial@as-r.co.uk

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