

RETAIL

TO LET

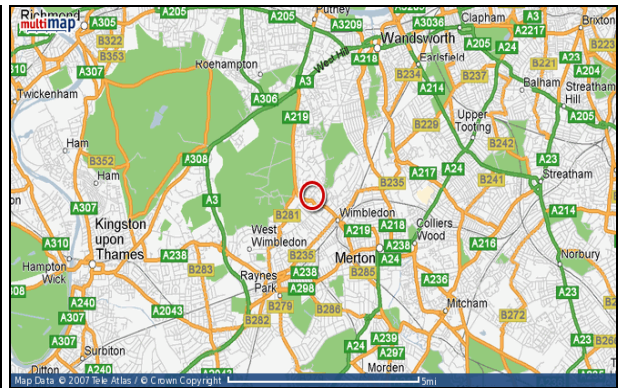
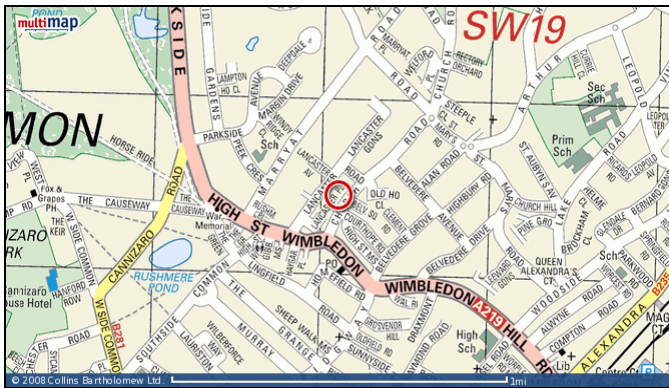
GROUND FLOOR, 41-43 CHURCH ROAD WIMBLEDON VILLAGE SW19 5DQ



ACCOMMODATION

678 SQ FT (63.05 SQ M)

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LOCATION

Situated on Church Road close to the junction of High Street, Wimbledon Village. Village amenities and Wimbledon Common are close by. Access to motorway networks and London are via the nearby A3. BR Mainline and Underground (District Line) station is situated in Wimbledon Town.

DESCRIPTION

The premises comprise ground floor, open plan, A1 retail premises in Wimbledon Village. A new lease is available for a term to be agreed. Nil premium.

AMENITIES

- *Open Plan Retail Premises*
- *Village Location*
- *Close To Major Road Networks*
- *Separate Entrance*
- *Private WC*

TENURE

New lease on terms to be agreed.

RENT

£30,000 per annum exclusive.

VAT

VAT may be applicable.

RATES

Rateable Value: £38,000

Rates payable: £17,708

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through Sole Agents:-

**QUINTON SCOTT
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999**

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