PRIME CLASS E OPPORTUNITY WIMBLEDON

21 WIMBLEDON BRIDGE ROAD



The subject premises occupies a prime position on Wimbledon Bridge Road just 20 metres from Wimbledon overground and underground station. Nearby retailers include **Sainsbury's, McDonalds, Greggs, Pret A Manger, M&S, Boots** and **H&M**. The property also benefits from being close to Centre Court Shopping Centre and Wimbledon tennis ground.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only, comprising the following areas :

Ground Floor 340 sq. ft.

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

(31.64 sq. m)

Rent

£65,000

per annum exclusive.

Service Charge Full service charge information to be provided on request.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

 Rateable Value
 £ 37,500

 UBR (23/24)
 0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly via appointment through sole agents, **Green & Partners** contacting:

Ben Sykes

07572 075103

ben.sykes@greenpartners.co.uk

Adam Bindman 07825 442413 adam.bindman@greenpartners.co.uk

Subject to Contract

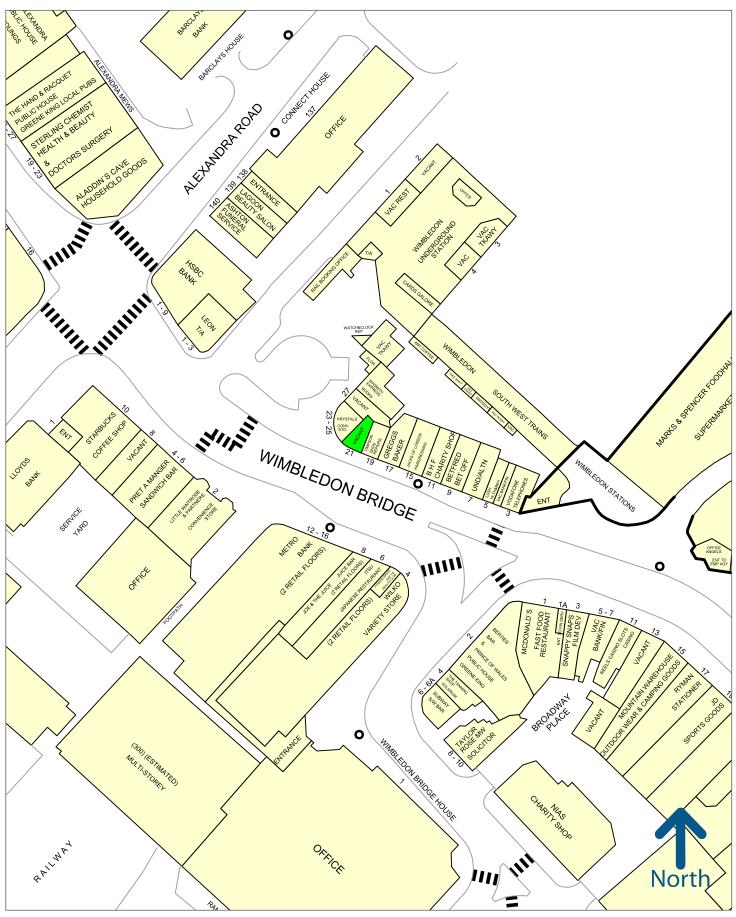
green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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Map data

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