

CLASS E OPPORTUNITY

WIMBLEDON

98 HIGH STREET

Description

The subject property is located in a prominent position in the affluent area of Wimbledon. The premises are approximately 0.6 miles West of Wimbledon Station, which benefits from both the District Line, allowing for connection to Central London as well as benefiting from national rail services. The subject property is prominently situated fronting the High Street with the benefit of a return frontage on Belvedere Grove.

Nearby occupiers include Hawes & Co Estate Agent, Nordic Style Furniture, Village Florist and Expressive Eyes Optician.

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

Accommodation

The building is arranged over basement, ground, mezzanine and first floor levels and is Grade II listed. There is a car park to the rear with approximately 9 spaces. The property provides the following approximate net internal floor areas:-

Ground Floor	2,895 sq. ft.	(269 sq. m)
Basement	1,410 sq. ft.	(131 sq. m)
First Floor	1,259 sq. ft.	(117 sq. m)
Total	5,565 sq. ft.	(517 sq. m)

Lease

Available by way of an assignment of the existing lease due to expire on 17th December 2037. Rent reviewed annually on RPI, next rent review 25th December 2020.

Alternatively a sublease is available.

Rent

£247,723

per annum exclusive. Incentives available.



Business Rates

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

Rateable Value	£163,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of D 95. 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

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

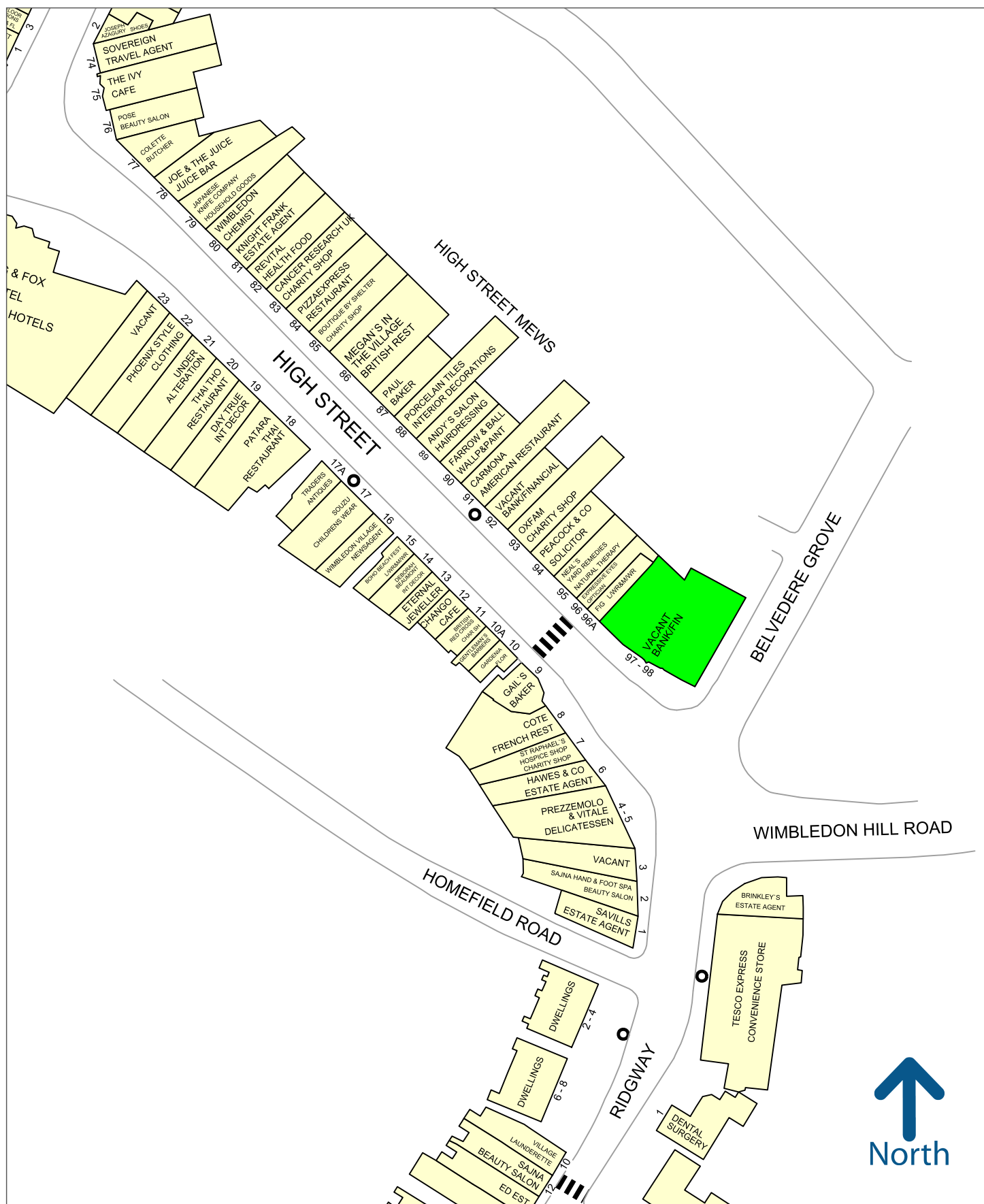
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In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 15/12/2021
Created By: Green and Partners



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