

SHOP TO LET - CLASS E

APPROX 790 SQ FT (73.4 M)

TO LET



4 COOMBE LANE, RAYNES PARK, LONDON, SW20 8ND

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LOCATION

4 Coombe Lane is located in Raynes Park town centre within 200 yards of the mainline railway station, which offers a frequent service to central London (Waterloo approximately 20 minutes journey time).

The A3 Kingston by-pass is within a mile of the building offering a direct route to both central London and the M25 motorway (Junction 10).

DESCRIPTION

The property comprises a good quality ground floor retail unit with a striking 3.9m maximum ceiling height as well as a fully glazed frontage to Coombe Lane.

Private WC and kitchenette is situated at the rear .

The premises are adjacent to Fredrick W Paine Funeral Directors and other nearby retailers include Snap Fitness, Anytime Fitness, Wimbledon Dental Care and Boots the Chemist.

ACCOMMODATION

Ground Floor	790 sq ft	73.4 sq m
Total	790 sq ft	73.4 sq m



TENURE

The premises are available on a new full repairing and insuring sub lease, with a mutual break on 23 June 2029 and subject to providing 6 months prior written notice.

The sub lease is to be held outside the security of tenure and compensation provisions of The LL&T Act 1954 part 2 as amended.

RENT

£26,500 per annum exclusive.

RATES

Rateable Value £19,500

Rates Payable (2025/26) £9,730

We recommend you verify these figures with Merton Borough Council.

VAT

The property is not VAT registered.

EPC

D (90)



For further information or to arrange a viewing please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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Particulars updated 03.05.25