



RARE CLASS E UNIT WITH EXTRACTION, APPROX 108.32 SQ M  
**TO LET £55,000 PER ANNUM**  
48 COOMBE LANE, RAYNES PARK, SW20 0LA





- ESTABLISHED BUSINESSES ONLY
- NEW LEASE AVAILABLE
- NO PREMIUM
- RARE CLASS E WITH EXTRACTION

### Location

Situated in a vibrant and affluent southwest London suburb, with excellent connections via Raynes Park station to London Waterloo. The premises are located close to the station and on a busy high-street retail strip. Close to popular amenities including Waitrose, Co op, Greggs, Starbucks, Boots, plus independent restaurants and pubs. Access to A4, M25 and A24 are close to hand allowing easy access to London Heathrow and Gatwick airports.

### Description

The property is arranged over ground and first floors and forms part of a traditional high street parade. The accommodation provides a rectangular unit with customer seating to the front and fitted kitchen toward the rear of the premises. In addition there are customer WC's. The property also benefits from good natural light and an attractive ceiling height of close to 3 meters. There is a fire escape to the rear which will also assist in servicing the properties.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

The property has the following EPC rating of D (86). A copy of the certificate is available upon request.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £21,250, however interested parties should make their own enquiries.

### Local Authority

London Borough of Merton

### Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground Floor Seating Area	57.6	620
Kitchen Area	21.72	233.80
Customer Toilets	10.37	111.62
Ancillary	8.79	94.65
<b>Total</b>	<b>98.48</b>	<b>1060.07</b>

### Rent

£55,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

### Service Charge

TBC

### Legal

Each party to bear its own legal costs.

### VAT

The property has been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



**RICS**

the mark of  
property  
professionalism  
worldwide

48 Coombe Lane  
Raynes Park  
SW20 0LA



GROUND FLOOR PLAN  
NOT TO SCALE

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

Huseyin Zafer  
M: 07918482210

E: h.zafer@willmotts.com

Emily Bradshaw  
M: 07920 769395

E: e.bradshaw@willmotts.com

V.Zafer  
M: 07900 224967

E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931

E: s.sadiq@willmotts.com

[https://www.willmotts.com/commercial-agents\\_FV900OCT25](https://www.willmotts.com/commercial-agents_FV900OCT25)

