



CLASS E UNIT IN AFFLUENT SW LONDON LOCATION  
**TO LET £45,000 PER ANNUM**  
46 COOMBE LANE, RAYNES PARK, SW20 0LA





- ESTABLISHED BUSINESSES ONLY
- NEW LEASE & NO PREMIUM
- OPPOSITE TRAIN STATION
- CLASS E - VARIOUS USES CONSIDERED (EXTRACTION NOT PERMITTED)

### 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 shaped retail unit arranged over ground floor only. The property affords an excellent frontage with central entrance providing flexibility and good natural light throughout. The property also benefits from an attractive ceiling height of close to 3 meters. There is fire escape to the rear which will also assist in servicing the premises.

### 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 a EPC rating of B (47). A copy of the EPC is available on request.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £15,250, 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	91.2	981.70
<b>Total</b>	<b>91.2</b>	<b>981.7</b>
<b>Gross Frontage</b>	<b>5.00</b>	<b>16 Ft 4 Inch.</b>

### Rent

£45,000 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

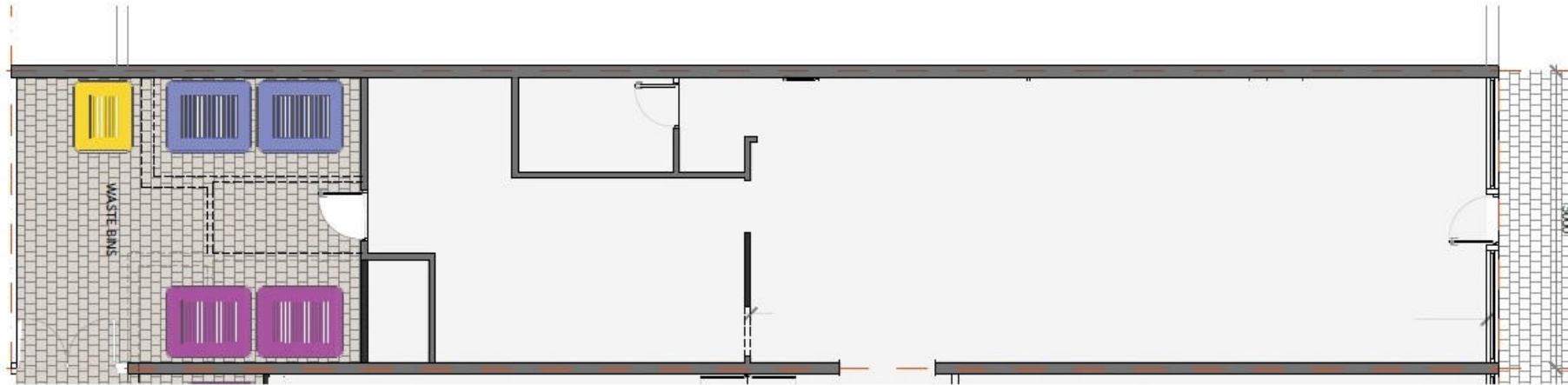
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GROUND FLOOR PLAN  
NOT TO SCALE

Viewing

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

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