



RARE DOUBLE FRONTED CLASS E UNIT - 1,003 SQ FT (93.15 SQM)
TO LET £79,500 PER ANNUM
17-19 CHURCH ROAD, WIMBLEDON VILLAGE, SW19 5DQ.





- APPROX. 1,003 Sq Ft (93.15 Sq M)
- FAVOURED VILLAGE LOCATION
- CLASS E - VARIOUS USES CONSIDERED
- NEW LEASE & NO PREMIUM

Location

The property is situated on the northern side of Church Road, opposite its junction with Courthope Road forming part of a popular retail parade, just off the High Street in Wimbledon Village consisting of shops, offices and restaurants. The premises are approximately 0.6 miles from Wimbledon (District Line, Southern, Thameslink and South West Trains) Station.

Description

A characterful retail unit situated in the heart of Wimbledon Village, one of South West London's most affluent and sought-after locations. The property benefits from a discreet yet highly desirable position just off the Village High Street, providing a rare opportunity to secure space in this tightly held market.

The unit benefits from excellent frontage and side return to Walnut Tree Cottages, open plan sales area with ancillary and storage area to the rear.

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 C (67). A copy of the certificate is available upon request

Rateable Value

The premises will need to be re-assessed after separation works conclude, interested parties should make their own enquiries of the VOA.

Local Authority

London Borough of Merton

Occupation

Subject to vacant possession - End of July 2026

Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Location	Sq M	Sq Ft.
Sales Area	65.23	702
Rear Room	14.96	161
Ancillary	12.96	140
Total	93.15	1003

Rent

£79,500 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 CPI linked rent reviews.

Service Charge

The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not 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.

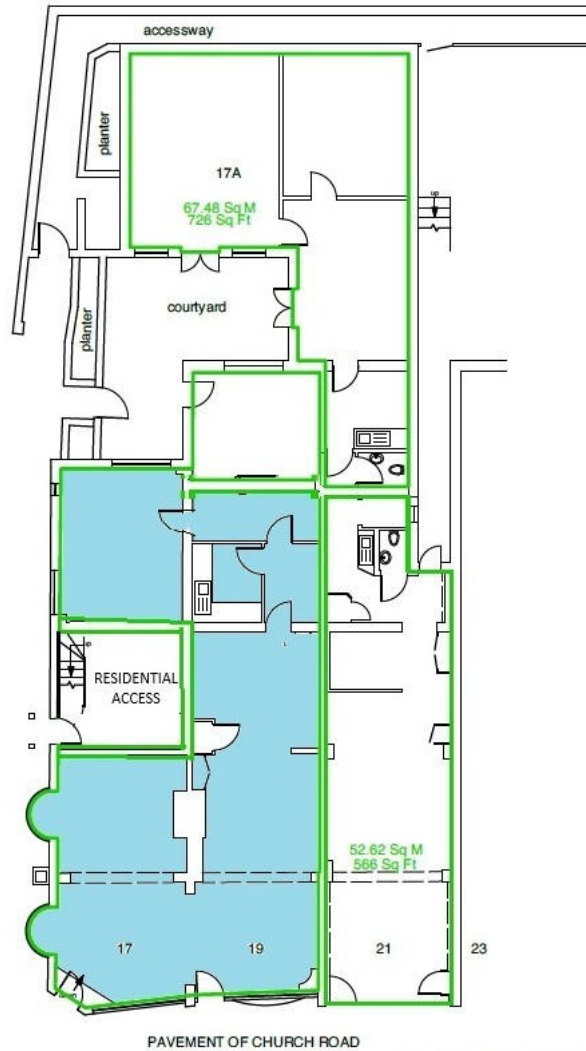
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17-19 Church Road Wimbleton Village SW19 5DQ
Not to Scale

Viewing

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

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