



RARELY AVAILABLE CLASS E UNIT - 566 SQ FT (52.62 SQ)
TO LET £38,500 PER ANNUM
21 CHURCH ROAD, WIMBLEDON VILLAGE, SW19 5DQ.





- APPROX.526 Sq Ft (52.62 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 good floor-to-ceiling height, natural light, and a practical layout that can accommodate showroom, studio, storage, or creative occupier requirements.

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 B (44). A copy of the certificate is available upon request

Rateable Value

We are advised by the VOA website that the property shall have a Rateable Value of £32,750 from 1st April 2026; interested parties should make their own enquiries.

Local Authority

London Borough of Merton

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

| Location | Sq M | Sq Ft. |
|--------------|--------------|------------|
| Ground Floor | 52.62 | 566 |
| Frontage | 3.7m | 12.13 Ft |
| Total | 52.62 | 566 |

Rent

£38,500 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.

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.
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**Indicative Plan of
21 Church Road
Wimbledon 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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