

# Class E Unit TO LET

5 Leopold Road  
Wimbledon  
SW19 7BB

1,506 sq. ft.  
(139.88 sq. m.)



andrew scott  
robertson  
commercial



PROFESSIONAL PROPERTY PEOPLE



## LOCATION PLAN



Strictly by appointment via Sole Letting Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

## LOCATION

The property is located in a popular secondary retail parade approximately ½ mile to the north-west of Wimbledon town centre. Wimbledon Railway station is within a 10 minute walk and provides regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham).

The property is located close to the junction with Alexandra Road and has several bus routes passing or near to the property.

## DESCRIPTION

The property comprises a deceptively large Class E unit, currently arranged as retail to the front with a meeting room, storage, kitchen and WC with shower to the rear. The property was refurbished approximately 2 years ago and provides recessed spotlights and air conditioning units, painted walls and laminate floors throughout.

## TENURE

Lease until October 2032. Tenant break 2027

## VAT

We understand VAT is not applicable to the rent.

## AMENITIES

- Class E Use
- Fitted Kitchen
- WC & shower
- Air conditioning
- Storage

## RATES

GF Rateable value: £24,750

UBR 2025/26 is 49.9p in the £.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## ACCOMMODATION

NIA 1,506 sq. ft. (139.88 sq. m.)

## EPC

Band C (56) Expires 10<sup>th</sup> July 2035.

# Class E Suite TO LET

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Rent: £40,000 per annum exclusive

Quinton Scott Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

**Energy performance certificate (EPC)**

5 Leopold Road LONDON SW19 7BB	Energy rating <b>C</b>	Valid until: 10 July 2035 Certificate number: 2083-3833-3854-4705-1206
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Property type: Retail/Financial and Professional Services  
Total floor area: 138 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is C.

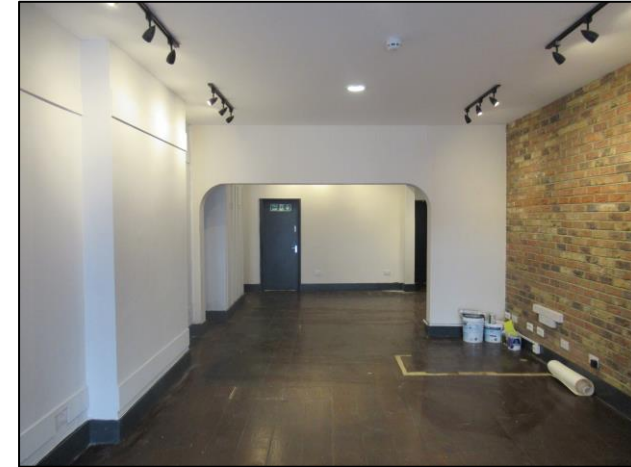
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built: **9 A**

If typical of the existing stock: **35 B**



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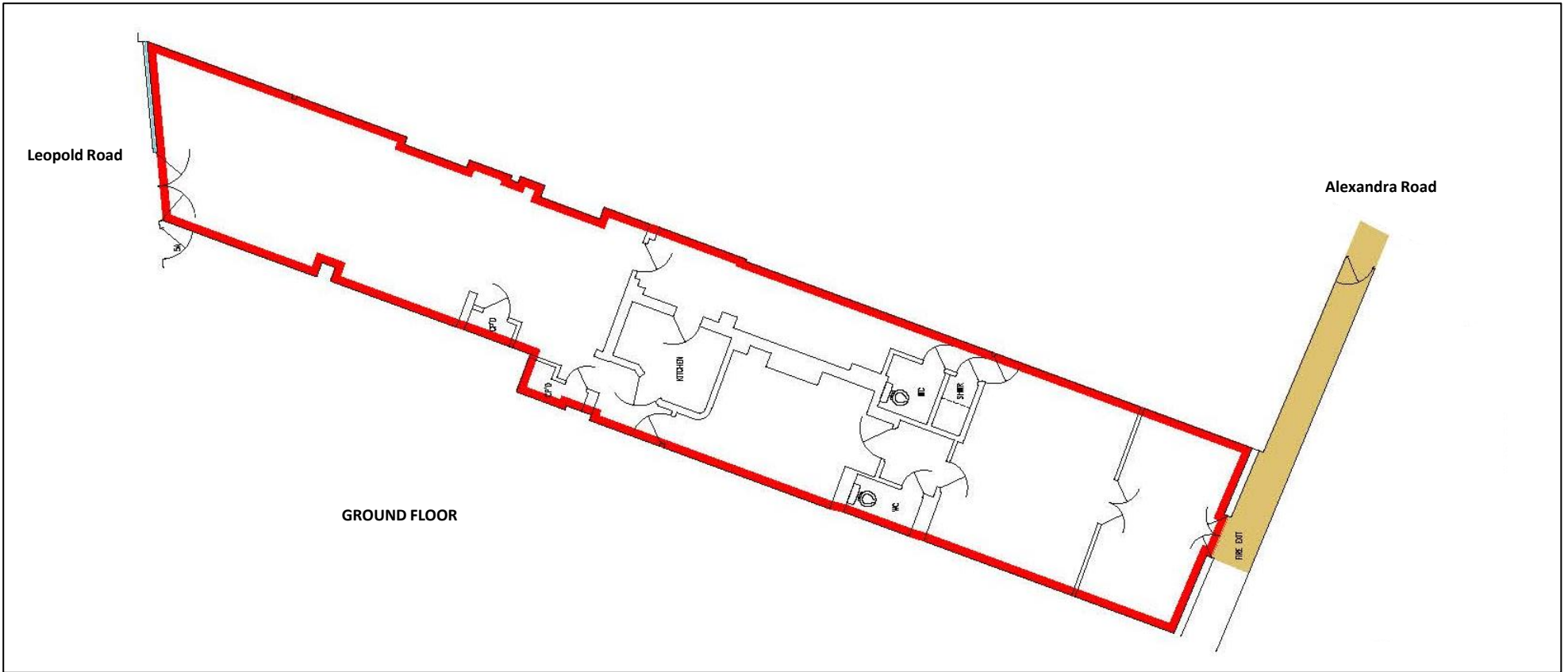
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