



ROBINSON
WEBSTER



LONDON SW19 – 74 HIGH STREET, WIMBLEDON VILLAGE

CLASS E OPPORTUNITY

Location

The subject property occupies a prominent location at the heart of Wimbledon Village at the junction with Church Road, immediately adjacent to **The Ivy, Joe & The Juice** and **Jeroboams**.

Other occupiers in the immediate vicinity include **Le Creuset, Dog & Fox Hotel, ba&sh, Megan's, Bayley & Sage** and **Ace & Tate**.

Demise

The property is arranged over ground and basement floors (**part basement sales**), along with parking space for two cars to rear, comprising the following approximate net internal floor areas:

Ground Floor:	1,015 sq ft	94 sq m
Basement:	801 sq ft	74 sq m
Total:	1,816 sq ft	165 sq m

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£80,000 per annum exclusive.

Rates

Rateable Value (From April 2023):	£47,250
Rates Payable (From April 2023):	£23,578

Interested parties are advised to make their own enquiries through Merton Council on 020 8274 4901.

EPC

Available upon request.

Further information

For further information or to arrange a viewing please contact **Robinson Webster**:

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50 metres

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Created By: Robinson Webster Limited

For more information on our products and services:

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