253 COOMBE LANE, WIMBLEDON SW20 ORH



WELL LOCATED LOCK UP SHOP AND REAR GARDEN YARD TO LET

£20,000 PER ANNUM EXCLUSIVE



Reigate

1 bancroft road reigate surrey RH2 7RP email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP email • dorking@robinsonsmb.com

- Well located and attractive retail shop
- Regular shaped unit to suit many uses
- In the heart of an active parade
- Service road offers visitors parking to the front
- Parking and storage available

T 01306 884685

LOCATION

The premises are located on the A238 Coombe Lane close to the junction with the A3 between Wimbledon and Kingston upon Thames. With a high volume of passing traffic this unit benefits being set back on a service road within a busy parade of mixed retailers.

ACCOMMODATION

This bright and well-presented lock-up ground floor retail shop with attractive traditional timber glazed shopfront with sales area, newly constructed rear ancillary space and refurbished WC. The unit is rectangular in shaped offered in good presentation and could form a variety of uses within Use Class E

Ground floor sales area	410 sq ft	(38 sq m)
WC and basin facilities		
Shop depth	89 ft	(8.3 m)
External frontage	17ft	(5m)
Rear ancillary area	80 sq ft	(7.5 sq m)

RENTAL

£20,000 pax

Car Parking is available at an additional cost.

Garage/Storage is available at an additional cost.

<u>VAT</u>

We are advised that the premises are not elected for VAT.

THE LEASE

The premises are available by way of a new fully repairing and insuring lease for a term and rent review pattern to be agreed.

<u>COSTS</u>

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£10,750
----------------	---------

Uniform Business Rate

£0.49.9 (April 2023 – March 2024)



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) 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. (ii) all descriptions, 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 their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**







Interested parties should verify this information and any transitional adjustments prior to

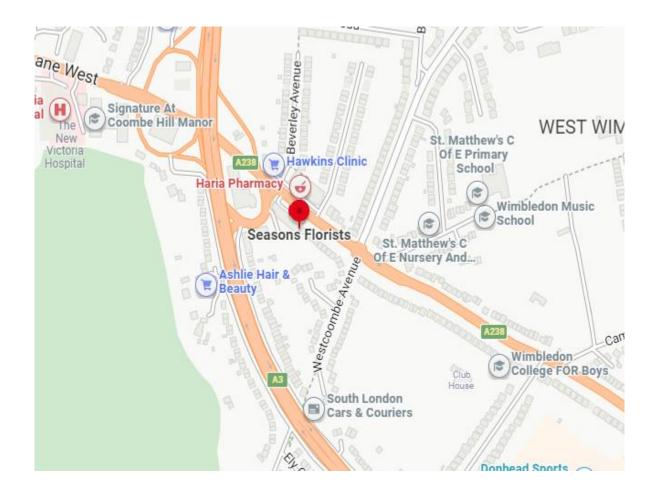
entering into any contract.

EPC

An EPC is available for this property. It has been rated C (53) and is valid until 2 March 2033. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01737 229200.





ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) 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. (ii) all descriptions, 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 their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**





