

253 COOMBE LANE, WIMBLEDON SW20 0RH



WELL LOCATED LOCK UP SHOP AND
REAR GARDEN YARD TO LET

£20,000
PER ANNUM EXCLUSIVE



- 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

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

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.

VAT

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.

COSTS

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)



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Misrepresentation Act 1967

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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.



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