



## 7 High Street, Wimbledon Village, SW19 5DX

**PROMINENT RETAIL UNIT | WIMBLEDON VILLAGE | LET**

**TO LET**

**Area: 1,772 FT<sup>2</sup> (165M<sup>2</sup>) | Initial Rent: £60,000 PA |**



**Location**  
Wimbledon Village



**Use consent**  
A1 retail



**Basement**  
834 sq.ft.



**Availability**  
Q1 2020

### LOCATION:

The property is located in the vibrant Wimbledon Village surrounded by residential properties and providing an immediate source of clientele. Other occupiers in Wimbledon Village including amongst them Joe & the Juice, Trilogy, Matches, L K Bennett, Café Paul, Neals Yard and a number of independent retailers along with a many restaurants including the Ivy Cafe, Giggling Squid and Carluccios whilst the Common provides an enviable environment.

Wimbledon Town Centre is within a few minutes walk providing an unrivalled communications network by Rail, Underground and Tram connecting with Central London, South West London and beyond.

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### DESCRIPTION:

The premises are arranged to provide an extensive retail showroom on the ground floor with a substantial basement area suitable for a variety of uses. There is pedestrian access to the rear.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	938	87
Basement	834	77
<b>TOTAL</b>	<b>1,772FT<sup>2</sup></b>	<b>165M<sup>2</sup></b>

### AMENITIES:



**Area**  
Ground 938 sqft  
Basement 834 sqft



**Frontage**  
Prominent



**Rent**  
£ 60,000 pa excl

### TENURE:

A new effective full repairing and insuring lease for a term to be agreed subject to periodic rent reviews to be contracted outside the Security of Tenure & Compensation provisions of the Landlord & Tenant Act 1954 Part II as amended.

<b>INITIAL RENT PA:</b>	£60,000	<b>VAT:</b>	Not applicable.
<b>SERVICE CHARGE:</b>	Upon application.	<b>RATES PAYABLE:</b>	Rateable Value : £ 50,500
<b>EPC:</b>	Available upon request.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

### CONTACT:

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