



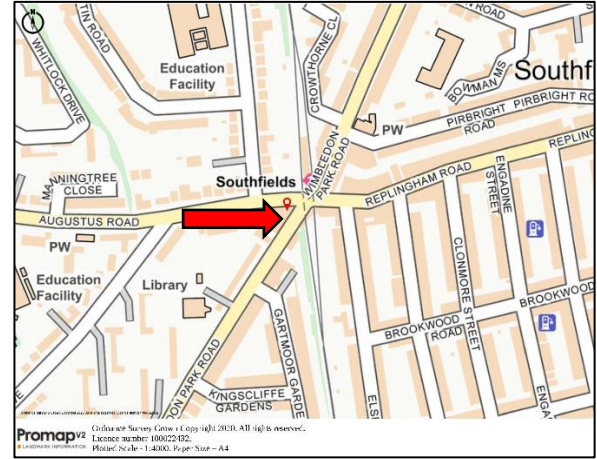
**CLASS E PREMISES FOR SALE / TO LET**  
**254 WIMBLEDON PARK ROAD**  
**SOUTHFIELDS**  
**SW19 6NL**



**CLOSE TO SOUTHFIELDS UNDERGROUND STATION**

**2,158 SQ. FT. (200.43 SQ. M.) IN TOTAL**

***FIRST TIME FREEHOLD ON THE MARKET IN OVER 100 YEARS***



## LOCATION

The property is located on Wimbledon Park Road within a couple of minutes' walk of Southfields Underground station (District line).

The All England Lawn Tennis & Croquet Club is approximately 15 minutes' walk and hosts the world famous Wimbledon tennis tournament every year.

Average weekday daily use of Southfields station is circa 20,000 people but this trebles during the Wimbledon tennis fortnight. During 2017, total numbers using Southfields station was 6.03M. Source: London Underground Limited, 2018 (latest figures available)

## DESCRIPTION

The subject property comprises a vacant ground floor retail unit with an occupied 3/4 bedroom maisonette above on first and second floors.

Rear access available to the ground floor.

## AMENITIES

- High footfall, significantly boosted during the Wimbledon tennis fortnight.
- Central location within Southfields
- Rarely available retail unit with residential accommodation over.

## ACCOMMODATION:

GF Commercial:	989 sq. ft. ( 91.83 sq. m.)
F&SF Flat :	1,169 sq. ft. (108.60 sq. m.)
<b>TOTAL</b>	<b>2,158 sq. ft. (200.43 sq. m.)</b>

## USE

Ground floor – Class E (commercial, business and service uses).

Interested parties are to satisfy themselves that the property is suitable for their proposed use.

## TENURE

The freehold is available subject to the residential tenancy.

Alternatively, the ground floor is available on a new lease on terms to be agreed.

The flat is currently let on an Assured Shorthold Tenancy from 1<sup>st</sup> June 2016 at £1,520 per calendar month. Deposit held of £1,600. Further details on request.

## PRICE / RENT

Freehold offers invited in excess of £850,000.

Ground floor only - £35,000 per annum exclusive

Whole building - £50,000 per annum exclusive (subject to existing AST)

## EPC RATING

Shop - Band C (70)

Flat – Band D (61)

Further details on request.

## VAT

The property is not elected for VAT.

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give 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

October 2020

**RATES**

Ground - No business rates payable until April 2021. RV To be reassessed.

Flat - Council Tax Band D

Source VOA website

Interested parties are recommended to make their own enquiries with Wandsworth Council.

**LEGAL COSTS**

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

**VIEWING**

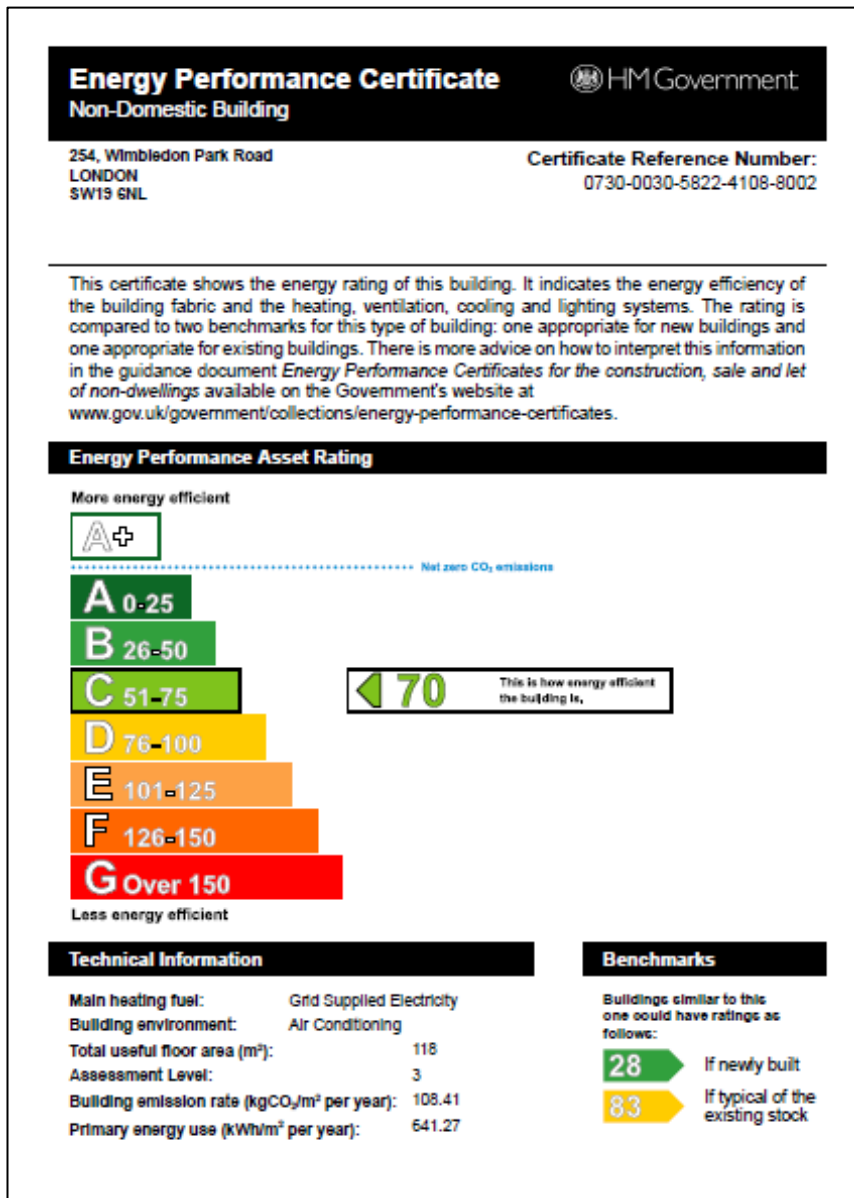
Strictly by prior appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

**Tel: 020 8971 4999**

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



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