

257 COOMBE LANE, WIMBLEDON SW20 0RH



**RETAIL UNIT ON POPULAR PARADE WITH
REAR YARD TO LET**

**£25,000
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
- Occupier parking and outdoor space included
- Additional 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, rear ancillary space WC and rear access to the useable yard space. 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	492 sq ft	(45.7 sq m)
Ancillary rear	93 sq ft	(8.6 sq m)
Shop depth	27 ft	(8.3 m)
External frontage	18ft	(5.5m)

RENT

£25,000 per annum

A Garage is available at an additional cost by way of a separate licence

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	£12,500 (1 April 2023 to present)
Uniform Business Rate	49.9p

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



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Misrepresentation Act 1967

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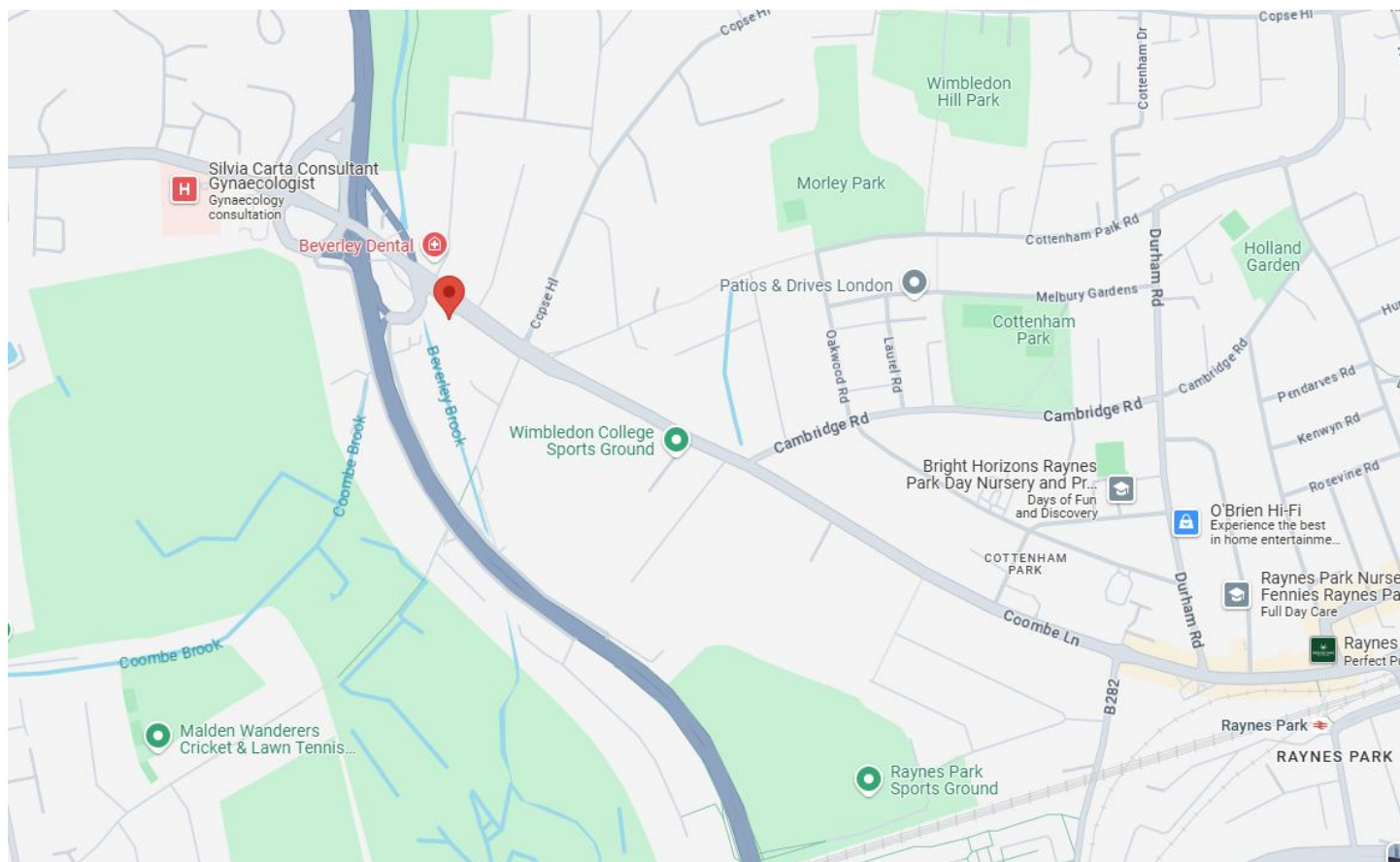
entering into any contract.

EPC

An EPC is available for this property. It has been rated E (117) and is valid until 11 March 2033.

VIEWING

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



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