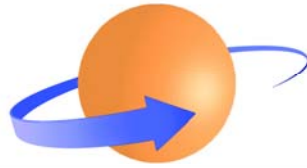


METROPOLITAN
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LEASE FOR SALE
WIMBLEDON VILLAGE



SHOP, BASEMENT AND UPPER FLOORS

(Sub-let option may be considered)



14/14A HIGH STREET **WIMBLEDON VILLAGE, LONDON SW19 5DX**

The property is located on the south side of the High Street in Wimbledon Village adjacent to Footsies Shoes and Eternal Jeweler and is close to numerous fashion retailers, restaurants and coffee shops

ACCOMMODATION

Comprising a mid-terrace lock up shop at ground level with basement storage and a beauty salon on the first and second floor with a separate entrance. The approximate dimensions and net internal areas are as follows:

Window frontage	12' 6"	3.8 m
Max shop width	15' 1"	4.6 m
Min shop width	9'10"	3.0 m
Shop depth	42'0"	12.8 m
Ground floor sales	534 sq.ft	49.6 sq.m
Basement	464 sq.ft	43.12 sq.m
First floor	270 sq.ft	25 sq.m
Second floor salon	105.5 sq.ft	9.8 sq.m

FACILITIES

- Gas fired central heating (first and second floor separate from ground and basement)
- Basement WC and kitchen
- First floor WC
- Second floor WC and shower room

BUSINESS RATES

Ground floor and basement – 14 High Street

Rateable Value	£20,250
UBR (2004/5)	£0.456
Rates payable 2004/5	£9,234

First and second floor – 14a High Street

Rateable Value	£8,100
UBR (2004/5)	£0.456
Rates payable 2004/5	£2,435.31

Interested parties are advised to make their own enquiries at the Local Rating Authority (London Borough of Merton)



LEASE

The Premises are held for a term of 20 years expiring on 14th April 2022 on a full repairing and insuring lease, subject to upward only rent review on 15th April 2006, 15th April 2011, and 15th April 2016. There is a tenant only break option on 15th April 2007 or 15th April 2012 or 15th April 2017.

(Sub-let option may be considered).

RENT

The current passing rent is £45,000 per annum exclusive.

PREMIUM

Offers are sought for the benefit of the leasehold interest

LEGAL COSTS

The assignee is responsible for their own legal cost and those of the assignor and the landlord.

£18,000 per annum exclusive plus VAT payable 3 months in advance on the usual quarter days

VIEWING

Strictly by appointment through:

Metropolitan Property Solutions

2a Lancaster Road
Wimbledon Village
London SW19 5DD

T: 020 8239 1104

Email: info@metrelo.com

Contact Ricardo Koza or Nigel Simpson

SUBJECT TO CONTRACT

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the premises. All measurements are approximate.