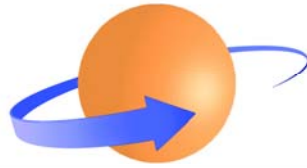


METROPOLITAN
PROPERTY SOLUTIONS

COMMERCIAL • EXECUTIVE • PRIVATE



LEASE FOR SALE
WIMBLEDON VILLAGE, 4 CHURCH ROAD SW19



SHOP ON GROUND FLOOR
FIRST FLOOR AND BASEMENT



4, CHURCH ROAD **WIMBLEDON VILLAGE, LONDON SW19 5DX**

The property is located on Church Road near the High Street junction in Wimbledon Village. The unit is close to numerous fashion retailers such as Jigsaw, Question Air, Jaeger, LK Bennett, Joseph and Starbucks.

ACCOMMODATION

Comprising a mid-terrace lock up shop at ground level, first floor and basement. The approximate dimensions and net internal areas are as follows:

Max Internal shop width	19' 0"	5.8 m
Shop depth	25' 11"	7.9 m
Ground floor sales	422 sq.ft	39.1 sq.m
First floor sales	287 sq.ft	26.67 sq.m
First floor ancillary	33 sq.ft	3.06 sq m
Basement sales / ancillary	197 sq.ft	18.3 sq.m

FACILITIES

- Comfort cooling and electric heating to all floors
- First floor WC and kitchen

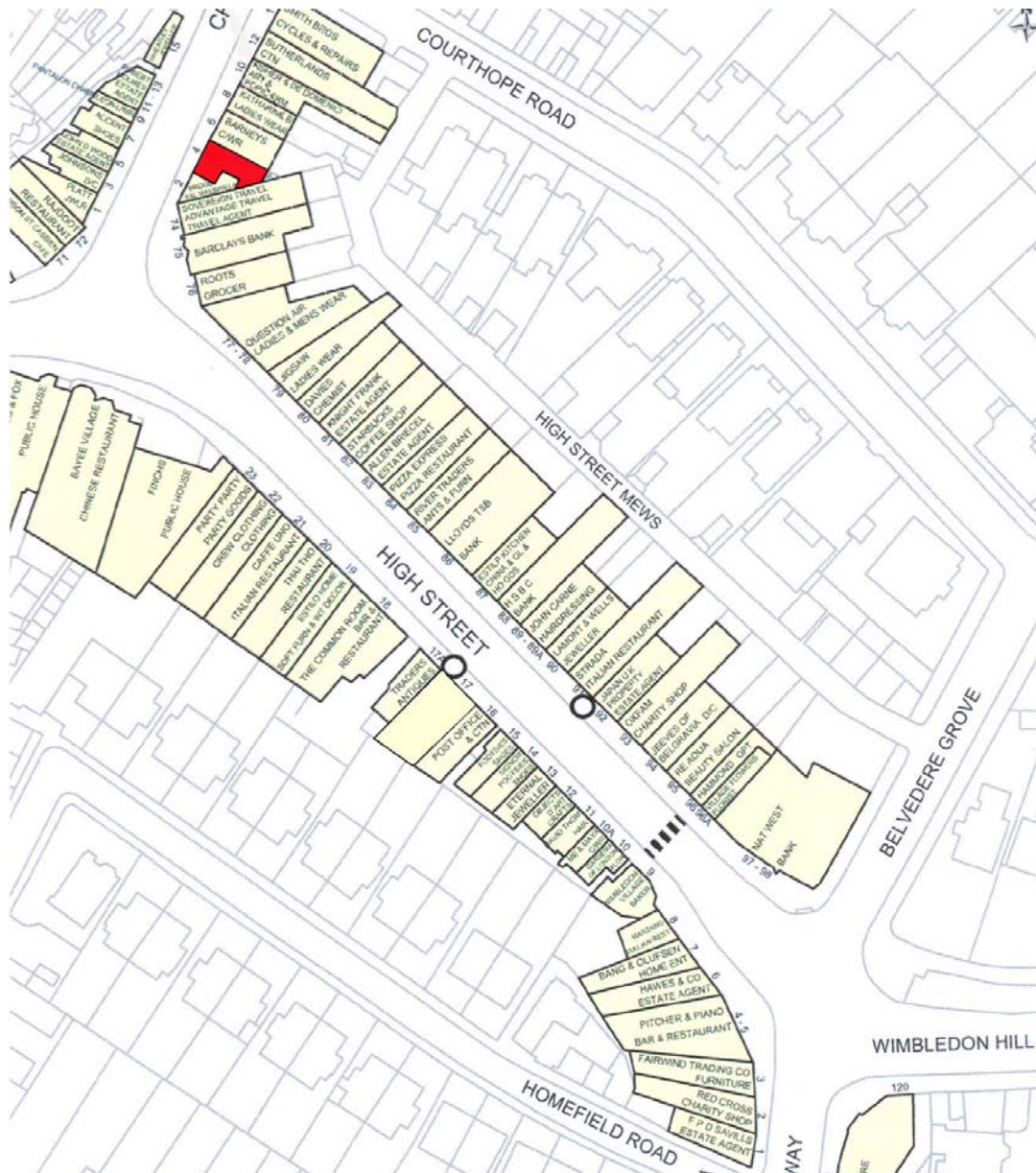
BUSINESS RATES

Rateable Value	£21,250
UBR (2004/5)	£0.456
Rates payable	£9,690

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



LOCATION



Wimbledon Village is a well-known commercial centre containing a wide variety of shops, pubs and restaurants. Wimbledon Common is close by and there are numerous sporting and cultural facilities available including the All England Lawn Tennis and Croquet Club.

Transport communications to Central London and the south/south west are excellent, Wimbledon mainline railway and District Line underground stations being within walking distance. A frequent bus and taxi service is also available. The A3 trunk road is within one and a half miles linking to the M25 and motorway network providing easy road access to Heathrow and Gatwick airports.

Aston Court is a self-contained office building arranged over three floors and comprising part new build and



LEASE

The Premises are held for a term of 12 years from 10th December 1996 on a full repairing and insuring lease, subject to 4 yearly rent reviews. The lease is contracted out of the Landlord and Tenant Act 1954.

RENT

The current passing rent is £36,000 per annum exclusive rising to £39,000 per annum exclusive with effect from the 10th December 2006 until the end of the lease

PREMIUM

Offers in excess of £50,000 are sought for the benefit of the leasehold interest

LEGAL COSTS

The Assignee is responsible for their own legal costs and those of the landlords. The assignor is responsible for the their own legal costs.

VIEWING

Strictly by appointment through:

Metropolitan Property Solutions
2A Lancaster Road
Wimbledon, London, SW19 5DD

T: 020 8239 1104

Email: info@metrelo.com

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.