

Ground Floor, Barry House, 20-22 Worples Road,  
Wimbledon, SW19 4DH

**LEWIS  
&CO**

## **A1 RETAIL UNIT TO LET**

(Other uses considered subject to necessary consents)



### **DESCRIPTION**

Barry House is a purpose-built property comprising a ground floor retail unit and offices on the first and second floors. The available accommodation is located on the ground floor with fluorescent strip lighting, laminate flooring, kitchenette and air conditioning.

### **ACCOMMODATION**

Ground Floor                      UNDER OFFER

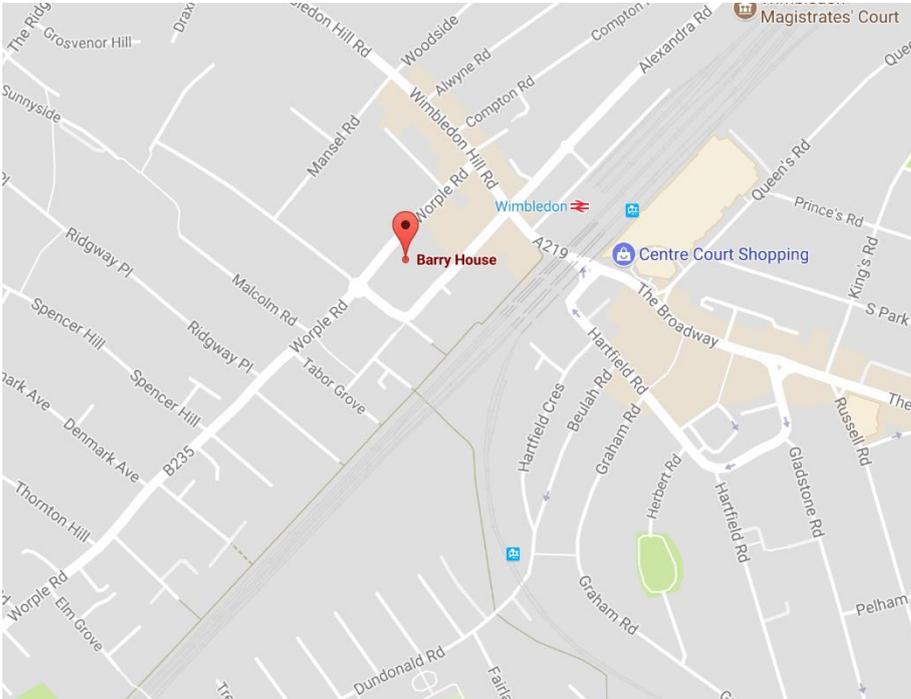
### **LOCATION**

The property is located on the south-east side of Worples Road between its junction with Wimbledon Hill Road and Francis Grove. Barry House is in the heart of Wimbledon town centre.

It is just a short walk away from Wimbledon Station which provides a rail service to London Waterloo. The station also provides London underground district line service connecting with Central London.

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## TERMS

Available on a new lease on flexible.

## TIMING

Immediate upon completion of legal formalities.

## RENT

£25,000 pa.

## VAT

Not Applicable.

## SERVICE CHARGE

Approximately £3,900 per annum.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## EPC

On Application.

## VIEWING

Viewing strictly by prior appointment with the Joint sole agents:

### **Lewis & Co**

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