

199 Merton Road, South Wimbledon,
London, SW19 1EE

**LEWIS
&CO**



DESCRIPTION

The property benefits from a kitchenette, WC'S, storage, a small meeting room and car parking at the rear of the property. The unit is currently carpeted with strip lighting, air conditioning and gas central heating.

The unit benefits from frontage onto the high street thereby offering an occupier an enviable prominence visible to both passing traffic and local pedestrian flow from the local residential catchment.

ACCOMMODATION

Ground Floor 419 Sq Ft

LOCATION

The property is situated on Merton Road, linking Wimbledon and South Wimbledon. Public transport is available from South Wimbledon (Northern line) underground station or Wimbledon mainline station as well as Wimbledon District line.

The nearby amenities include Tesco express and Sainsburys.

The area benefits from excellent road connectivity and is located approximately 8.1 miles to the south of Central London and 4.6 miles to the south east of Clapham Junction.

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TERMS

Available on a new lease.

TIMING

Immediate upon completion of legal formalities.

RENT

£22,500 per annum.

VAT

TBC.

RATES

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

EPC

On request.

VIEWING

Viewing strictly by prior appointment with the sole agents:

Lewis & Co

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