

Unit 1, 28-31 High Street  
Wimbledon Village, SW19 5BY

**LEWIS  
&CO**

## Shop To Let



### DESCRIPTION

The property comprises ground floor accommodation with A1 use.

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

### ACCOMMODATION

NIA: 685 sq ft  
GIA: 715 sq ft  
ITZA: 486 sq ft

### LOCATION

The subject property is situated in the exclusive Wimbledon Village which benefits from an excellent range of retailers, restaurants and amenities, creating a great environment for tenants to thrive.

The Village is a 10-minute walk from Wimbledon Station offering direct routes to London Waterloo and Central London.

Local notable retailers include Reiss, Bayley & Sage, Petit Bateau, Giggling Squid, Carluccio's, Caffe Nero, David Clulow, Jigsaw and Hobbs Clothing.

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## TERMS

Available on a new lease.

## TIMING

Immediate upon completion of legal formalities.

## RENT

On application.

## VAT

Applicable.

## 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 joint sole agents:

### Lewis & Co

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