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OPENING HOURS

Monday	11:00 am - 8:00 pm
Tuesday	9:30 am - 8:00 pm
Wednesday	9:30 am - 8:00 pm
Thursday	9:30 am - 7:00 pm
Friday	9:30 am - 5:00 pm
Saturday	9:30 am - 5:00 pm
Sunday	Closed

SOCIAL DISTANCING  
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# 26 Coombe Lane, London, SW20 8ND

Former bank premises close to Raynes Park station to let under a new Lease

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# 26 Coombe Lane, Raynes Park, London, SW20 8ND

## £18,500 Per Annum Exclusive

### **LOCATION:** -

The property is situated fronting Coombe Lane, in a prominent and popular position, in the centre of Raynes Park, very close to Raynes Park station. The property shares the location with a mixture of multiple and more secondary occupiers providing a range of local services. Nearby multiples include Boots the Pharmacy, Anytime Fitness Gymnasium, Wetherspoon public house, Frederick W Payne Funeral Directors, Favourite Fried Chicken, Starbucks and Kinleigh Folkard and Hayward Estate Agents.

The property benefits from a good deal of passing vehicular traffic as Coombe Lane forms part of the main A238, and bus routes service the vicinity. There are nearby short-term pay and display car parking and loading areas which encourages quick stop trade to the location. The property is just a few moments' walk from Raynes Park mainline station which enhances foot flow to the area in general.



### **DESCRIPTION:** -

The property comprises a ground floor lock-up shop fronted premises, previously forming part of a Lloyds Bank branch. The property has a reasonably modern shop front, internal WC and is considered suitable for a variety of businesses.

### **ACCOMMODATION:**

Gross frontage 5.4m  
Internal width 5.1m narrowing to 3.35m after 5.2m  
Shop depth 8.75m  
Sales area 37.72m<sup>2</sup> (405ft<sup>2</sup>) approx.

**TENURE:** - The property is to be offered by way of a new Lease, the length of which is to be negotiated.

**USE/PLANNING:** - We understand the property currently falls within Class E of the Town & Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

The property was most recently used as part of a banking hall.

**RENT/PRICE:** - An initial rent of **£18,500** (Eighteen thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property will need to be reassessed for business rates purposes as it was formerly part of a larger demise.

Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - An EPC has been commissioned and the results will be made available upon request.

**VAT:** - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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Date: 18/05/21



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