



**193 Merton Road, South Wimbledon,  
London, SW19 1EE** Small, prominent, shop / office to let.



020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)

specialist advice on all property matters

# 193 Merton Road, South Wimbledon, London, SW19 1EE

## Rent: £15,000 (Fifteen thousand pounds) pax.

**LOCATION:** - The property is situated fronting Merton Road, in a corner position, with return frontage to Balfour Road and considered highly visible. The property is close to the junction with Kingston Road and Merton High Street and just a short walk from South Wimbledon tube. The property benefits from considerable passing vehicular traffic, much of which is obliged to stop by nearby traffic lights, and this enhances visibility. The surrounding area is an extremely densely populated residential catchment which the locality is able to service.

**DESCRIPTION:** - The property comprises a small ground floor, corner position, shop fronted office, considered suitable for a variety of businesses. The property has a fully glazed shop front and return frontage and has the benefit of an internal WC and kitchenette area.

**ACCOMMODATION:** -

Gross frontage 4.88m  
Return frontage 4.71m  
Internal width 4.39m narrowing to 2.9m after 4.2m  
Maximum depth 6.27m  
Sales area 23.66m<sup>2</sup> (255ft<sup>2</sup>) approx.  
Kitchenette and WC facilities.

**USE/PLANNING:** - We understand the property currently falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suitable for office, retail, or service purposes.

**Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.**

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

**RENT:** - An initial rent of £15,000 (Fifteen thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £12,000. Enquiries should be made of the Valuation Office Agency in this regard.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 88 within Band D.

**VAT:** - We are advised by the landlord that the property is not elected to VAT and VAT will, therefore, not be chargeable on rent.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 20

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 20/04/2026



specialist advice on all property matters