



201 Merton Road, London, SW18 5EF

Prominent corner positioned shop with Class A2/A1 use situated on a busy mini roundabout junction

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Rent £22,000 per annum exclusive – new lease

LOCATION: - The property is situated on a busy corner of a local parade fronting a mini roundabout which creates a very busy junction with Merton Road, Granville Road & Brathway Road. Merton Road forms the main through road from Wandsworth to Wimbledon. The busy junction along and with the densely populated residential area the shop would benefit from constant pedestrian footfall and passing traffic.

DESCRIPTION: - The property occupies a corner position and is of wedged shape with two frontages. Previously used by Coral bookmakers the shop has Class A2 office & Class A1 retail and will be cleared to a shell of all the previous tenants shop fit. There is male & female W/C's staffroom/stockroom with a further W/C. There is a small basement for further storage. With both uses attached to the property it would suit a multitude of office and retail related trades.

ACCOMMODATION:

Overall frontage	9.28m
Internal width	9.84m
Shop depth	8.67m
Sales area (approx.)	67.19m ² (723.2ft ²) approx.
Staffroom/store	6.9m ² (74.2ft ²) approx.
Basement	7.82m ² (84.1ft ²) approx.

There is a small garden to the rear which can be accessed via a side gate fronting Brathway Road

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

USE/PLANNING: - We understand the property falls within Class A2 (Retail/Office) of the current Use Classes Order and is considered suitable for a variety of uses.

RENT: - An initial rent of £22,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £22,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 108 within Band E.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

020 8769 0161

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info@hnfproperty.com



Viewings by prior arrangement - call our team for more information

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