

**SHOP TO LET**  
**Rent £875 pcm**



**210 Merton High Street, South Wimbledon,**  
**SW19 1AX**



**LOCATION:**

The property is situated in a prominent position on Merton High Street yards from South Wimbledon Underground Station. The parade is part of a variety of businesses which includes Barber, Computer Repair, Estate Agent etc.

**DESCRIPTION:**

Ground floor lock up shop with WC and Kitchenette.

**USE:**

The property has an [A1/A2 Use](#). Rely on your own search.

**PROPERTY:**

Total GIA approx: **270sq ft.**

**TENURE:**

The property is to be let on a new FRI lease/License with a rent in region of **£10,500** pax.

**LEGAL COSTS:**

Both parties' legal costs are to be borne by the ingoing tenant.

**RATEABLE VALUE:**

Rateable Value: £5,508.00 (Payable approx £2588.76). The premises may be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

**EPC: "C" "TBC"**

*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy*

