

SHOP TO LET
Rent: £8,500 pa



Merton High Street, London, SW19 1BD

LOCATION: The property is situated in a prominent position on Merton High Street between South Wimbledon and Colliers Wood Underground Station. The parade is part of a variety of businesses which includes Barbers, Take Away, Groceries, Off License, Accountant and Estate Agent.

DESCRIPTION: Ground floor lock up shop in excellent decorative order with laminated, suspended ceilings and WC.

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

PROPERTY: Total Gross Area approx: **245sq ft.**

TENURE: The property is to be let on a new License agreement with a rent in region of **£8,500 pax.**

LEGAL COST: Both parties legal costs are to be borne by the ingoing tenant.

RATEABLE VALUE: Rateable Value: £5,000 (Payable approx £2,350). This property is eligible for small business relief, which can affect the amount of rates that you pay bringing to Nil, although we suggest prospective tenants make their own enquires.

EPC: "C"

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