

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



CLASS E RETAIL

TO LET

PRIME POSITION IN PRESTIGIOUS WIMBLEDON VILLAGE



**62 HIGH STREET, WIMBLEDON VILLAGE
SW19 5EE**

990/1,711/2,411 sq ft

LOCATION

The property is located on the north side of High Street, a busy and prestigious thoroughfare in the heart of the Village.

Retailers in close proximity include Bayley & Sage, Carluccios, Paul, Gails, Farrow & Ball, Matches, Sweaty Betty and Hobbs Clothing, together with a number of other high-end national and independent retailers.

The property benefits from being a ten-minute walk from Wimbledon Station which has direct links into central London.

ACCOMMODATION

Prime E-class double fronted unit providing ground floor retail space and the possibility of additional space on the first floor. There is also a rear parking area for one to two vehicles where it might be possible to create a terrace subject to consent.

Ground floor lock up unit	990 sq ft
Ground floor rear	721 sq ft
TOTAL	1,711 sq ft

Additional first floor	700 sq ft (if required)
TOTAL	2,411 sq ft

AMENITIES

- * Prime central Wimbledon Village position
- * Attractive character building
- * 1-2 car parking spaces

USE

The premises have class E planning use

LEASE

A new lease available on terms by arrangement

RENT

£100,000.00 per annum exclusive for whole ground floor retail space.
£35,000.00 per annum for first floor.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through sole agents
Daniel Isaacs
Wiltshire Daniels
020 7529 5559
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01 PROPOSED GROUND FLOOR PLAN
001 1/50

1/24

