



## 254 Wimbledon Park Road

London, SW19 6NL

### Prime shop available to lease

**1,032 sq ft**

(95.88 sq m)

- Prime Location
- Within very close proximity to Southfields underground station
- Close to the All England Lawn Tennis Club
- Available immediately
- Nearby occupiers include Gails, Sainsbury's Local, M&S, Cafe Nero & Franco Manca.

## Summary

<b>Available Size</b>	1,032 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	To be re-assessed.
<b>EPC Rating</b>	Upon enquiry

## Location

The property is located in Southfields, a vibrant area within the London Borough of Wandsworth, 5.6 km south west of Central London.

The premises are situated in a prominent position on the western side of Wimbledon Park Road.

Southfields tube station is very close by, which provides access to the London Underground Network via the District Line. It is the most convenient station from which to reach the All England Lawn Tennis Club, hence the number of people passing through the station triples during Wimbledon. The All England Lawn Tennis Club, home to the prestigious Wimbledon tennis tournament, is a 15 minute walk away. Nearby occupiers include Gails, Sainsbury's Local, Wimbledon Park Sports Shop, Cafe Nero, M&S & Franco Manca.

## Description

The unit comprises a ground floor lock-up shop. The unit is currently undergoing works to provide a brand new glazed frontage, which will be completed imminently. The unit is in shell condition with capped services. N.B. The photo provided is a CGI until the new frontage is installed.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Sales	1,032	95.88	Available
<b>Total</b>	<b>1,032</b>	<b>95.88</b>	

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Planning

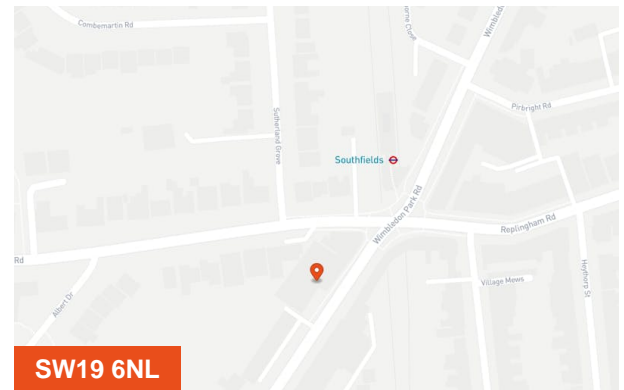
The property is classified 'Use Class E' under the Planning Use Class Order 2020.

## Legal Fees

Each party is to bear their own costs in this transaction.

## Viewings

For further information or to view please contact the sole letting agents Hartnell Taylor Cook.

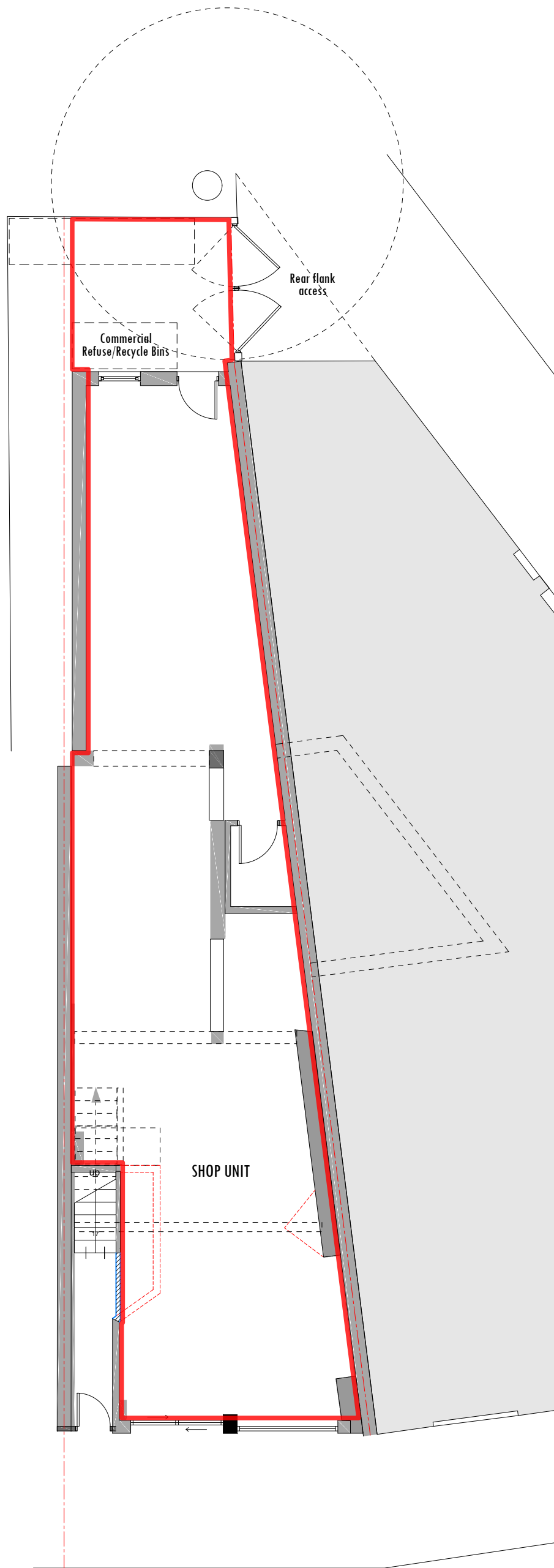


## Viewing & Further Information

**Jonathan Moore**

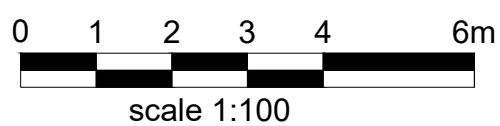
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jonathan.moore@htc.uk.com

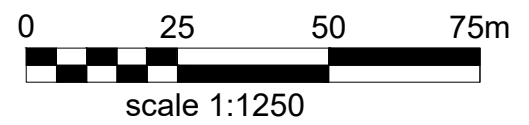
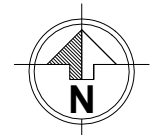


**EXISTING GROUND FLOOR PLAN**  
**SCALE: 1/100**

*Printed drawings should be to scale when scaled off from the scale bar on the appropriate sized sheet.*



**LOCATION PLAN**  
 Scale: 1/1250



- - - - - Site Boundary
- Lease Boundary

REVISIONS:	
PROJECT: Commercial Unit 254 Wimbledon Park Road, SW19 6NL	SCALE: 1/100@A3
TITLE: Lease Plan	DATE: Dec. 2021
	DRWG NO: TPD/LP/01