

## 152 MERTON HALL ROAD LONDON SW19 3PZ



**SUI GENERIS (NAIL AND BEAUTY) UNIT AVAILABLE ON A NEW  
LEASE – OTHER USES CONSIDERED  
CLOSE TO WIMBLEDON CHASE STATION  
326 SQ. FT. (30.29 SQ M)**

**TO LET**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

**Location:**

The property is located on the western side of Merton Hall Road and occupies a popular parade of local retailers. It is close to its junction with Kingston Road (A238), a busy through route linking South Wimbledon and Raynes Park. The premises is a 5-minute walk (0.3 miles) from Wimbledon Chase (Thameslink) and 0.9 miles from Wimbledon Station (Southwest Trains and Thameslink). Nearby traders include the Leather Bottle and Tesco Express. It is also a short walk from The Nelson Health Centre, Rutlish School and The Chase Nature Reserve.

**Description:**

The unit is situated in a mid-terrace position and forms part of a mixed-use building. It is arranged over ground floor only with access from Merton Hall Road. The premises benefits from a glazed frontage making it bright and well-presented. Previously used as a beauty parlour, it also benefits from a WC at the rear, a partitioned treatment room and an ancillary storage and sink area.

**Accommodation Schedule:**

Floor	Net Internal Floor Area
Ground	326 sq. ft. (30.29 sq. m.)
<b>Total</b>	<b>326 sq. ft. (30.29 sq. m.)</b>

**User:**

We believe the premises fall under Sui Generis of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Rateable Value:**

We are advised by the VOA website that the property has a Rateable Value of, £6,000; however, interested parties should make their

own enquiries of the rates payable.

**EPC:**

The property has an EPC rating of E (106). A copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**VAT:**

Not applicable.

**Terms:**

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5<sup>th</sup> year.

**Rent:**

£15,000 per annum, exclusive of other outgoings.

**Anti-Money Laundering:**

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

**Contacts:**

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