



RETAIL UNIT IN AFFLUENT SW20 LOCATION
TO LET £26,500 PER ANNUM
645 KINGSTON ROAD, RAYNES PARK, LONDON, SW20 8SA





- APPROX. 857 SQ.FT (79.6 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.2 MILES FROM RAYNES PARK STATION (SOUTH WESTERN RAILWAY)
- CLASS E - VARIOUS USES CONSIDERED
- VIBRANT LOCATION

Location

The property occupies a prime high street position in the heart of Raynes Park, a thriving suburban district in southwest London. The property benefits from a prominent frontage on the A238 (Kingston Road) a key arterial route linking Wimbledon, New Malden, and Kingston-upon-Thames. The immediate area is a well-established commercial zone, with a diverse mix of independent retailers, cafes, restaurants, and national brands. Neighboring occupiers include Tesco Express, Co-op Food, and various convenience stores, estate agents, and salons, creating a vibrant and active trading environment.

Description

Recently developed retail unit offered in shell condition with capped services in common parts. A regular shaped retail unit and ideal for a new starter company. The upper parts consist of a 9 newly developed flats, which are being let on AST's.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy Performance certificate has a rating of B(46). A copy of the EPC will be available upon request.

Rateable Value

The premises rateable value needs to be assessed and should be available soon. Interested parties should make their own enquiries of the VOA.

Local Authority

London Borough of Merton.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground Floor	79.6	857
Total	79.6	857

Rent

£26,500 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBC

Legal

Each party to bear its own legal costs.

VAT

TBC

AML

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

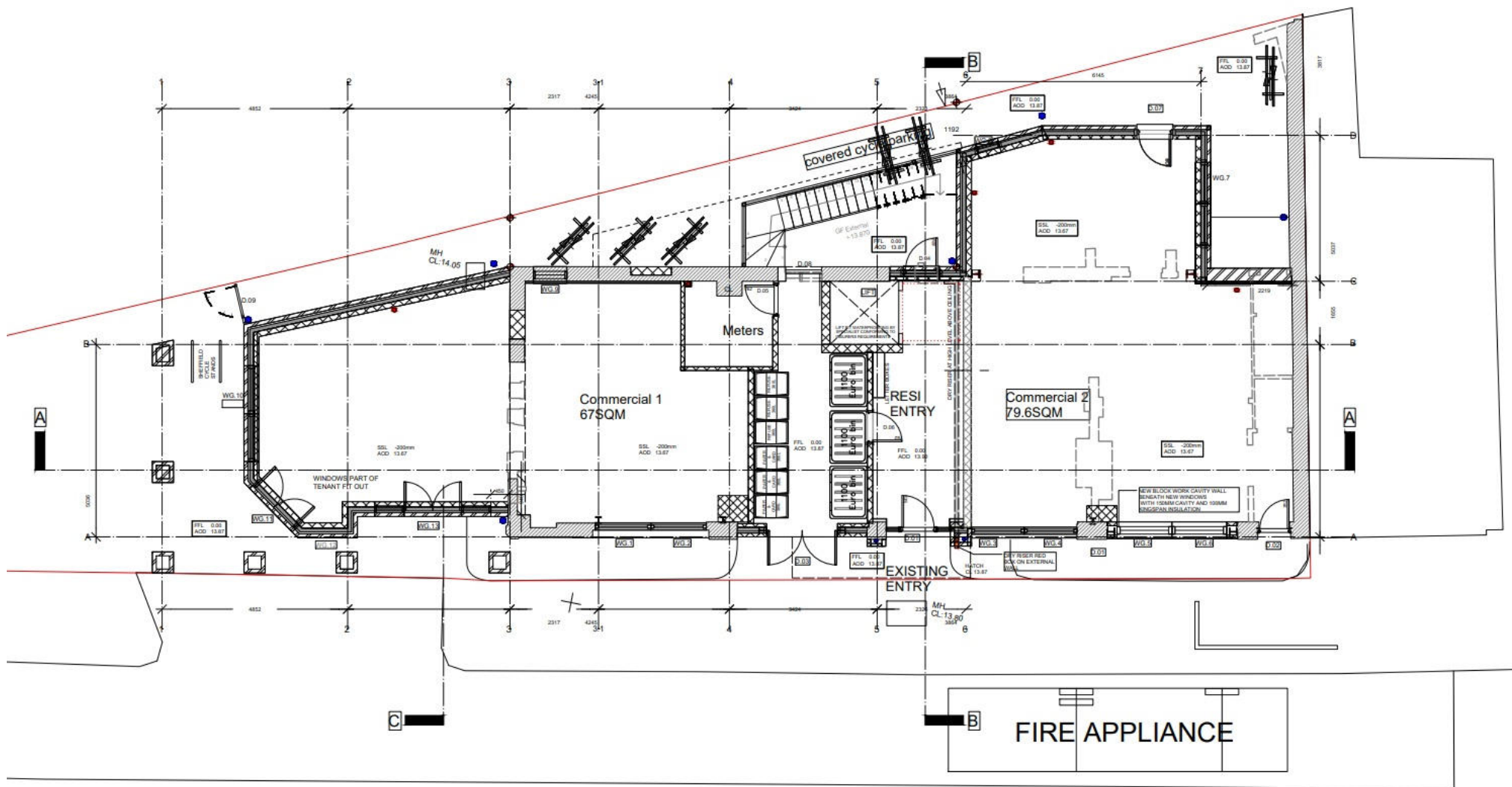
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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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