

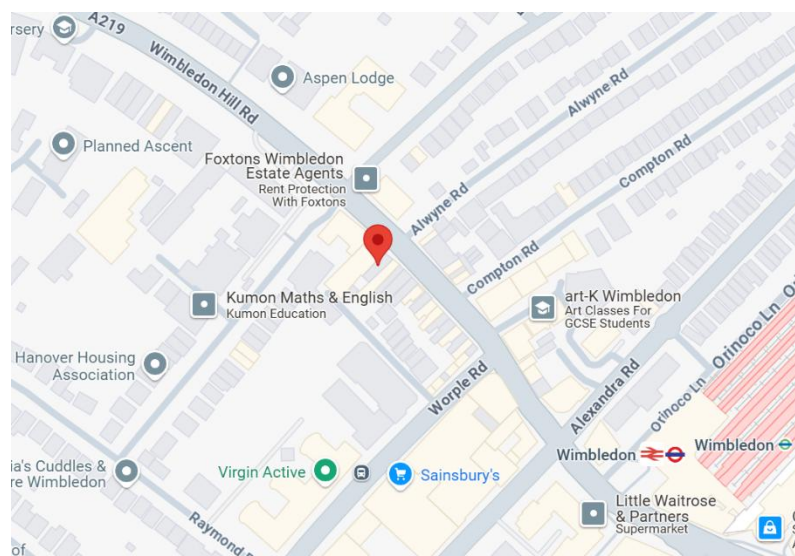


**56 Wimbledon Hill Road, London SW19 7PA**

## Summary

- Ground Floor lock up unit
- High Street Location
- Close to train Station
- Would suit a variety of uses

**Rental offers sought**



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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**Location**

The subject property is situated in a busy town centre location, adjacent to one of the main bus stops and above the Post Office. Wimbledon town centre provides an extensive range of amenities as well as excellent transport links with Wimbledon mainline station within a short walk, offering rail, underground and tram services. Trains into Waterloo and Central London take approximately 16 minutes.

For a better understanding of the location please review [Google Street View](#).

**Description**

The premises is arranged over the first, second and third floors providing self-contained good quality accommodation, with access directly off Wimbledon Hill Road. There is storage and lift access to all upper floors. The property is also fully hard wired.

**Floor Areas**

The approximate gross internal areas for the whole unit are as follows:

Ground	130.06 sq m	1,400 sq ft
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**Terms**

A new lease is available on terms to be agreed.

Rental offers sought for the Ground floor.

**Planning**

The Premises benefits from E class Use.

**Rateable Value**

The current rateable value is £53,500.

**EPC**

An EPC has been commissioned and can be provided upon request.

**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

**Viewings**

All viewings should be arranged through the sole agents, Davis Coffey Lyons.