

Shop Lease Available

WIMBLEDON

Unit 201

Centre Court SC

Confidentially Available - Staff Unaware



LOCATION

The property is located at the entrance to Centre Court Shopping Centre immediately adjacent to **Costa Coffee** and **Phase Eight** and close to **Carphone Warehouse**, **Oasis**, **Crabtree & Evelyn** and **H&M**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged on ground and mezzanine floors comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	23 ft 11 in	7.29 m
Net Frontage	21 ft 8 in	6.60 m
Internal Width	23 ft 0 in	7.01 m
Shop Depth	34 ft 7 in	10.54 m
Ground Floor Sales	795 sq ft	73.9 sq m
Mezzanine Staff/Store	143 sq ft	13.3 sq m

LEASE

The property is available by way of an effectively full repairing and insuring lease expiring 28th September 2025 at a rent of **£107,000 per annum exclusive** of rates, service charge and VAT.

TERMS

Incentives are available to an ingoing tenant - further details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£74,500
UBR (2017/18)	£0.479
Rates Payable	£35,686

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

The property has a Band D Energy Performance Asset Rating. A copy of the EPC can be provided upon request..

VIEWING

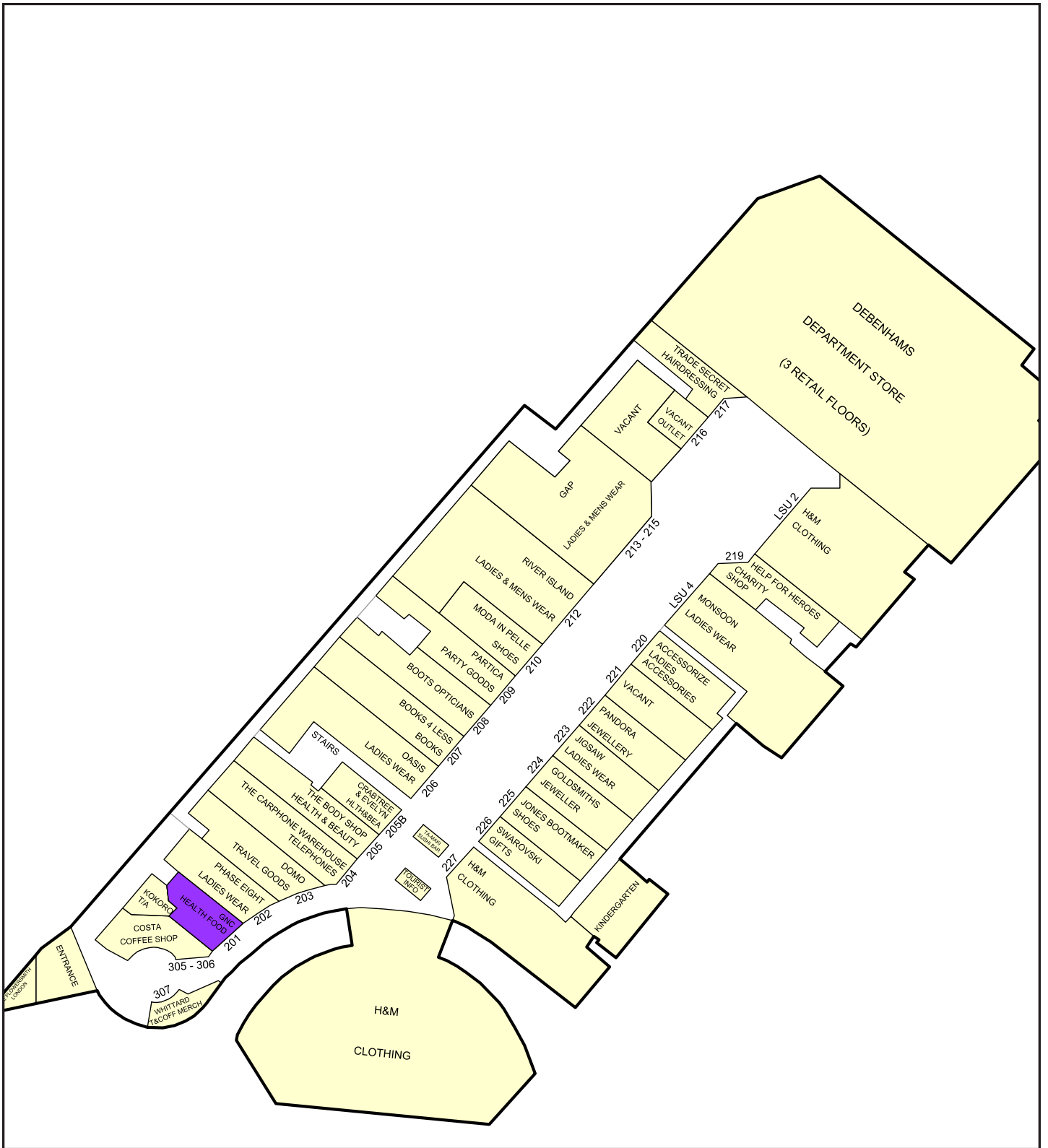
As staff are unaware, all viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to contract



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