



CLOSE TO SOUTH WIMBLEDON STATION MASSAGE/BEAUTY SALON/SHOP TO LET



45 Kingston Road, Wimbledon, London SW19 1JW

Type

An attractive Massage/Beauty Salon with two front car parking spaces situated close by to South Wimbledon Tube Station.

Lease

A brand new full repairing and insuring Lease for a term of three years and upwards.

Rent

£20,000 plus VAT per annum exclusive

Area

Net Internal Area – 500 square feet (46.45 square metres).

Business Rates

Nil Business Rates for current Rating Year.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:	The Salon/Shop is prominently situated in a small parade fronting the A238 Kingston Road between its junctions with Montague Road and Cecil Road and is short walking distance away from South Wimbledon Tube Station.
DESCRIPTION:	<p>An attractive Beauty Salon with modern glazed display frontage and with the benefit of two parking spaces to the front.</p> <p>The Salon/Shop offers the following areas/dimensions:</p> <p>Gross Frontage – 14'</p> <p>Shop Depth – 30'</p> <p>Net Internal Area – 500 square feet (46.45 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Attractive modern glazed display window frontage with central opening door;* Reception and Client waiting area;* Currently partitioned to provide four private treatment rooms;* Rear staff kitchen facility;* Rear toilet and shower room;* Two extensive storerooms;* CCTV System (To be reactivated);* Full heat/cold air conditioning system as well as electric heating (To be reactivated);* Alarm and Fire System (To be reactivated);* Two car parking spaces to front.
PLANNING:	The premises has Planning Consent for Dual Class D1 (Massage and Beauty Therapy) and Retail (Class A1). Following the changes to the Use Classes Order in September 2020, the new Designated Planning Use will be Mixed Class E/Sui Generis. This however will need to be verified by application to Merton Planning Department.
BUSINESS RATES:	Nil Business Rates subject to eligibility for Small Business Rates Relief.
LEASE:	The Salon/Shop is offered on a brand new full repairing and insuring Lease for a minimum term of three years and upwards.
RENT:	£20,000 plus VAT per annum exclusive.
EPC:	The property has an Energy Performance Asset Rating of E 122.
LEGAL COSTS:	The incoming Tenant(s) to cover all legal costs in this matter.
FURTHER DETAILS/VIEWING:	Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com