

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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GROUND FLOOR, B1 OFFICE **TO LET**

WITH A FRONTAGE TO A CUT-THROUGH, A FORECOURT WITH POSSIBLE
 VEHICULAR ACCESS AND A REAR YARD

84 QUICKS ROAD, SOUTH WIMBLEDON, **SW19**

LOCATION

The property is situated with a frontage to Quicks Road which is a largely residential cut-through between Merton Road and Haydons Road. The property forms part of a small secondary parade but as Quicks Road is a cut-through, it is visible to some passing vehicular traffic. South Wimbledon Northern Line underground station is within walking distance and there are numerous bus routes that service the vicinity.

DESCRIPTION

The property comprises a ground floor shop fronted former office, a forecourt to the front and a yard to the rear. The property has a double-glazed shop front, good natural light from the frontage and rear windows, central heating (not tested), and internal WC. To the rear of the property is a good sized yard area suitable for external storage or possibly capable of being covered, subject to any necessary consents. The yard has pedestrian access from a side road.

ACCOMMODATION

Gross Frontage	5.09m	16'7
Front Office	27.40m ²	295 ft ² (approx)
Middle Room	11.61m ²	125 ft ² (approx)
Washroom area	5.57m ²	60 ft ² (approx)
Total interior space	44.59m ²	480 ft ² (approx)
Yard	52.95m ²	570 ft ² (approx)
Forecourt	14.86m ²	160 ft ² (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential

purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

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TENURE

The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the current Town and Country (Use Classes) Order, and would suit a variety of trades. Consideration will be given to use with class D1 (Medical/Quasi-Medical) subject to any necessary consents.

RENT

An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT