

FIELD & SONS

COMMERCIAL

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BRAND NEW COMMERCIAL UNIT FOR SALE OR TO LET



**203-207 MERTON ROAD, LONDON SW19 1EE
APPROX. 1,000 SQ FT (93 SQ M)**

LOCATION

New commercial space available on Merton Road, close to the busy junction with Merton High Street/Kingston Road and diagonally opposite South Wimbledon Underground station (Northern line). Southwark Park Road.

Forms part of parade of retail, restaurant and professional services units serving the surrounding predominantly residential area.

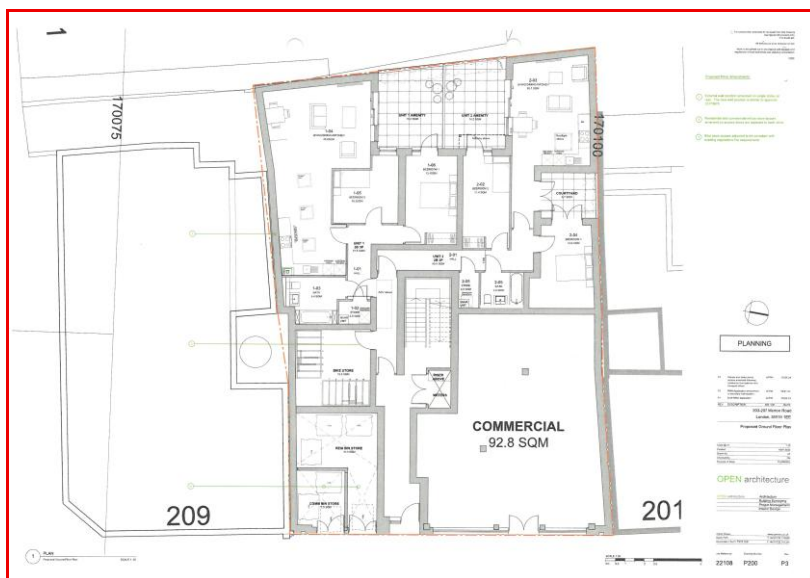
DESCRIPTION

The available accommodation comprises a self-contained ground floor commercial unit forming part of this boutique new mixed-use development.

Own entrance direct from street level, with extensive glazed frontage.

Arranged as single open plan space finished to a 'shell & core' specification with capped utility connections ready for an incoming occupier's own fit out.

203-207 MERTON ROAD, LONDON SW19



ACCOMMODATION

The overall approximate gross floor area is : 1,000 sq ft (93 sq m)

USE

Benefiting from the E Use Class, the unit is potentially suitable for a variety of occupiers subject to any necessary consents.

TERMS

Available to purchase by way of a new long leasehold interest with share of freehold. **Price £395,000.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £37,500 per annum, exclusive.**

VAT applicable to price or rent.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

To be advised.

FURTHER DETAILS

Please contact the Joint Agents



Ben Locke or Nigel Gouldsmith
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www.fieldandsons.biz

Important Notice

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203-207 MERTON ROAD – LOCATION PLAN

