

**SHOP FOR SALE (Virtual freehold)**  
**offer in a region of £99,950**



**21 Merton High Street, SW19 1DF**

**Location:** The property is situated just close to South Wimbledon Tube station – Part of a variety of businesses and restaurants cluster includes financial services, Estate Agents, take ways, and lot more.

**Description:** Ground floor running office with laminate flooring, suspended ceiling, fitted kitchen and WC.

**Use:** The property has an A1 use under the Use Classes order.

<b><u>Accommodation:</u></b>	<b><u>Size</u></b>	<b><u>Area sq ft</u></b>
Frontage width approach		16 ft
Internal area		<u>360 sq ft</u>
Total Gross Area (approximately)		<b>360 Sq ft</b>

**Current Lease Terms**

- FRI Lease 10 Yrs from May 2009
- Initial Rent £ 5,600 pax
- Rent Review 4 yearly

**All terms & conditions are negotiable** Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy