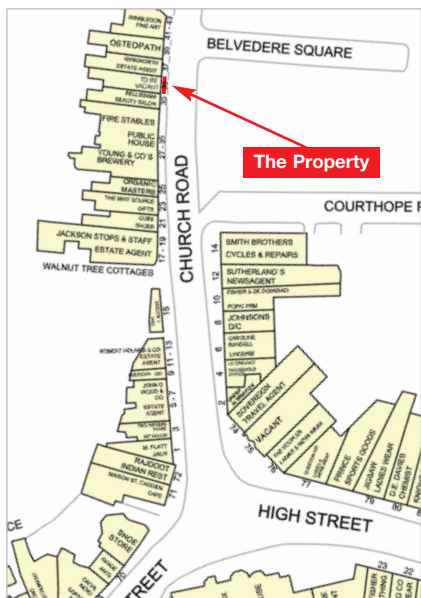


London SW19 **35 Church Road** **Wimbledon Village** **SW19 5DQ**

- **Attractive Freehold Vacant Shop with Residential Potential**
- A rare opportunity to acquire a First Class boutique shop in the heart of the prosperous Wimbledon Village
- The shop has been trading as an art gallery for over 20 years
- May offer potential for extension and conversion of the first floor to residential, subject to all the necessary consents
- Currently A2 consent
- Charming courtyard garden with “summer house” at the rear
- No VAT applicable

Vacant Possession

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Wimbledon Village is an attractive and prosperous South West London suburb which is famous for its proximity to the All England Club, and is located some 10 miles from Central London and 5 miles south-east of Richmond. The A3 is located 1.5 miles to the north-west at Tippet's Corner. There are also good rail and Underground services to Central London via South-West Trains and the District Line. The property, which is in a Conservation Area, is situated on the west side of Church Road, north of its junction with High Street. Occupiers close by include Winkworth, Le Creuset and a number of other boutique shops, cafés and restaurants.

Description

The property is arranged on ground and one upper floor to provide a fully fitted out ground floor shop with ancillary staff office on the first floor. To the rear is an attractive courtyard garden and “summer house”.

The property provides the following accommodation and dimensions:

Gross Frontage	4.05 m	(13' 4")
Shop Depth	12.80 m	(41' 11")
Built Depth	17.60 m	(57' 9")
Ground Floor	56 sq m	(603 sq ft)
First Floor	32 sq m	(344 sq ft)
Total	88 sq m	(947 sq ft)
“Summer House”	12.50 sq m	(135 sq ft)

NB. Floor areas are Gross Internal.

Tenancy

The entire property is to be offered with VACANT POSSESSION ON COMPLETION.

NB: An expression of interest has been received from a prospective tenant to lease the shop. A copy of the letter is available in the legal pack.

VAT

VAT is NOT applicable to this lot.

Planning

Similar to developments of other nearby properties in the street, the property may have potential for extension/conversion and alternative uses including residential, subject to all the necessary consents.

All enquiries: www.merton.gov.uk

Tel: 0208 274 4901.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 164 Band G (Copy available on website).

Viewings

Block viewings will be held prior to the auction. If you would like to attend please email viewings@allstop.co.uk. In the subject box of your email please state 'Lot 91 London SW19'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms G James, Mundays. Tel: 01932 590500 e-mail: gemma.james@mundays.co.uk

