



**440 DURNSFORD ROAD, WIMBLEDON,  
LONDON, SW19 8DZ**

***Price £15,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

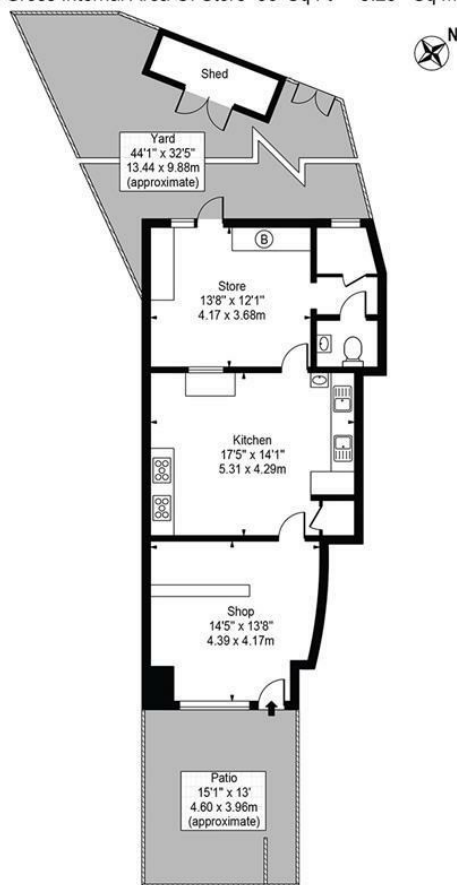
**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



Durnsford Road,  
Wimbledon, SW19 8DZ  
Approx. Gross Internal Area 675 Sq Ft - 62.71 Sq M  
(Excluding Store)  
Approx. Gross Internal Area Of Store 35 Sq Ft - 3.25 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

#### Full Description

Fully fitted takeaway premises available immediately on a new lease subject to agreement. Gross Internal Area approx. 675sqft. Premium: £90,000. Rent: £15,000p/a.

#### Location

The subject property is located within 0.5 miles to Wimbledon Park Station (District Line) and 0.5 miles to Earlsfield Station (South Western Railway)

#### Terms

Premium Guide £50,000.

Rent: £15,000p/a.

#### Viewing

Contact Sole Agents

CSJ Property on 020 8296 1273

#### Rates

Interested parties are advised to make their own enquiries with the local rating authority

#### Other

Other Disclaimer: CSJ, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and CSJ have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



#### THE SMALL PRINT

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**Christopher St James**  
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Colliers Wood  
London  
SW19 2JF



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