



**291 KINGSTON ROAD
WIMBLEDON, LONDON SW20 8LB**

Offers over £200,000 Long Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

developments@csj.eu.com



DESCRIPTION

A Ground floor retail unit (Class E) currently let to sterling windows on lease which has now expired and holding over producing £9,600 per annum which is below market value and a more realistic rent would be £12 - £15,000 per annum

GIA Approximately 410 Sq ft comprising main retail area, separate office, kitchen and W/C

LOCATION

The property occupies a corner position at the junction of Kingston Road and Quintin Avenue

Located just 0.2 miles to Wimbledon Chase BR Station - 1.6 Miles to the A3 and 0.7 miles to Central Wimbledon

TERMS

Offers in excess of £200,000 are invited for the long leasehold with 997 years remaining

LEGAL COSTS

Each party are responsible for their own legal expenses

VIEWING

Contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, 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 Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.