

New lease available - Class E use  
1,962 sq ft (182.28 sq m) approx

**TO LET**

## 5-7 HIGH STREET, COLLIERS WOOD SW19 2JE



### Location

The subject property is located on High Street, Colliers Wood (A24) within a few minutes walk from Colliers Wood Underground Station (Northern Line).

### Terms

New lease direct with the landlord for a term to be agreed.

### Rent

£49,500 per annum exclusive.

### Accommodation

The unit is arranged on the ground floor and comprises the following approximate floor areas:-

	SQ FT	SQ M
Sales area/ Office	1,830	170
Kitchenette/toilet/back office	132	12.3
<b>SHOP TOTAL</b>	<b>1,962</b>	<b>182.3</b>
Total shop depth	21' 6"	6.6m
Shop width	80'	24.4m

### Use

The property benefits from Class E use - offering flexibility between multiple uses including Retail, Restaurant, Professional Services, Office, Gym & Light Industrial.

### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

An EPC will be commissioned and made available on request.

### Business Rates

2023/24

Rateable value £36,000

Rates Payable £17,964

Interested parties are advised to verify these figures with Merton Borough Council..

### Possession

From August 2023.

For further information or to arrange an inspection through joint agents, please contact:

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