



PROMINENT SHOP WITH LARGE FORECOURT TO LET

99-101 High Street, Colliers Wood London, SW19 2JF

- Location:** The property is located on High Street, Colliers Wood close to its junction with Cavendish Road. It is a short walk to Colliers Wood Underground Station (Northern Line).
- Description:** This is a lock up shop with excellent double frontage to the High Street and with forecourt. It will be refurbished and decorated ready for occupation. Would suit coffee shop.
- Accommodation:** Shop 41.9 m² (451 sqft)
Forecourt 20.2 m² (217 sqft)
- Approx frontage 9.17 m
- Lease Terms:** A new full repair and Insuring lease for a term to be negotiated.
- Rent:** £18,000 pax
- VAT:** Vat is not payable on the rent.
- Business Rates:** The property will need to be reassessed for rating purposes. Interested parties should make their own enquiries to the local rating authority, London Borough of Merton.
- Legal Costs:** Each party to be responsible for their own legal costs.
- Viewing:** By appointment only through sole agents Mortimers
Tel: 020 7198 8363

