




28 Coombe Lane, Raynes Park, SW20 8ND

£ 80,000 Per Annum

 Raynes Park

 E Class Unit

 28 Coombe Lane

# Highlight Features

- ✓ Available Now
- ✓ Great Transport Links
- ✓ New FRI Lease
- ✓ No Premium
- ✓ Opposite Raynes Park St
- ✓ Prime Location

## Description

Large commercial unit split over three floors to let in a sought-after location in Raynes Park, suitable for a variety of uses within E class order. Previous occupant was a well-known High Street Bank. This property consists of ground floor area, first and second floor offices, WCs and plenty of storage space. Further benefits include 3 phase power supply and upper floors have had planning approval granted for residential use.

### Location:

Situated opposite Raynes Park mainline station which will provides access into Central London and surrounding areas. Local area has great bus links to Kingston and Wimbledon town centres also. Local businesses include Boots next door, Waitrose, Starbucks as well as a whole host of restaurants, bars and various retailers.

### Accommodation:

Ground, first and second floor unit: 237 sq m / 2,551 sq ft.

### Terms:

Available by a way of a new Fully Repairing and Insuring lease at an annual rent of £80,000.

### Usage:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Merton council.

### Business rates:



Applicants are advised to make their own enquiries with London Borough of Merton council.

**Value added tax:**

This building has not been elected for VAT.

**EPC:**

Energy performance inspection has been commissioned.

**Legal Costs:**

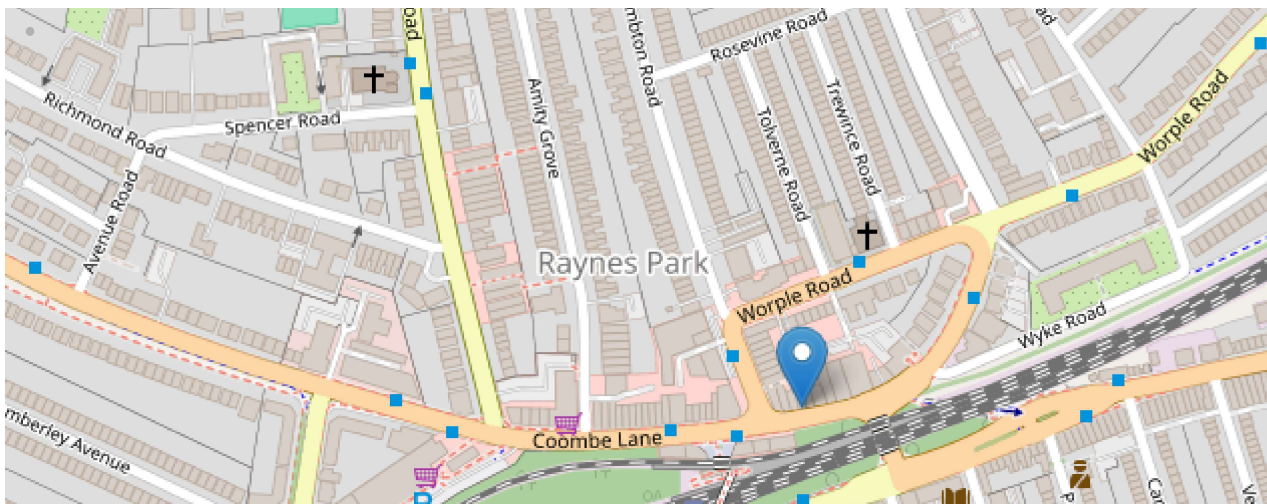
Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)