

**52 Wimbledon Hill Road****Wimbledon, London, SW19 7PA**

## **Prime Freehold Retail/Office Opportunity in the Heart of Wimbledon.**

**1,338 sq ft**  
(124.30 sq m)

- Well-presented interior with flexible open-plan layout.
- Suitable for a variety of uses (Class E).
- High foot traffic area with strong retail and professional presence.
- Excellent natural light with modern shopfront.
- Close to Wimbledon Village.
- Total Current Rents Reserved £50,000 pa.

# 52 Wimbledon Hill Road, Wimbledon, London, SW19 7PA

## Summary

Available Size	1,338 sq ft
Price	£750,000
Business Rates	Upon Enquiry
EPC Rating	B (30)

## Description

Prominently positioned on the desirable Wimbledon Hill Road, this exceptional commercial unit at offers an outstanding opportunity for retail or office occupiers seeking high visibility and excellent connectivity in one of South West London’s most vibrant locations. The subject property comprises a substantial mid-terrace building arranged over basement\*, ground, and three upper floors. The ground floor features a well-proportioned retail unit benefitting from a prominent frontage onto a busy thoroughfare, ideal for a variety of commercial uses.

The upper floors have been sold off on a long lease and are currently configured as self-contained residential accommodation, providing an established income stream in the form of ground rent and there is a garage to the rear of the building.

The unit is currently let to Howden Insurance on a 10-year lease from March 2021.

Please note the basement floor has not been inspected.

## Location

The property enjoys a prime position in the heart of Wimbledon, one of London’s most affluent and well-connected districts. The property is located just a 2-minute walk from Wimbledon Station, offering National Rail, District Line and Tramlink services, providing direct access to Central London, Clapham Junction, Waterloo, and Croydon.

This stretch of Wimbledon Hill Road forms a vibrant commercial thoroughfare connecting Wimbledon town centre to the sought-after Wimbledon Village, known for its boutique retailers, cafés, and restaurants. The area benefits from a strong local and commuter catchment, excellent transport links, and a thriving mix of independent businesses and national brands.

Nearby occupiers include Elys Department Store, The Ivy Café, Sweaty Betty, Toni & Guy, Foxtons, Pret A Manger, and Gail’s Bakery, creating a bustling and attractive destination for shopping, dining, and business. The PTAL rating is 6a.

## Terms

Price: £750,000.

Rateable Value: £58,000 P/A.

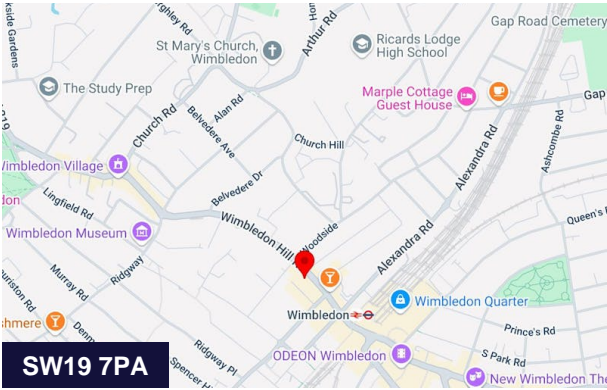
EPC: B (30).

Use Class: E.

Local Authority: The London Borough of Merton.

VAT: N/A

Legal Costs: Each party is bear their own legal costs.



## Viewing & Further Information



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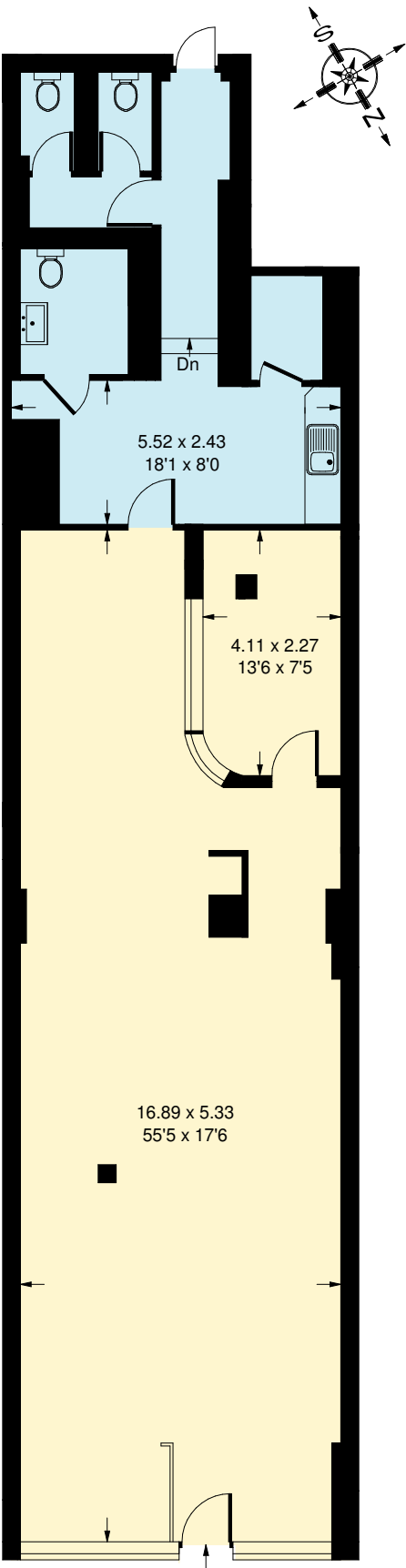


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Wimbledon Hill Road, SW19

Approx. Gross Internal Area  
124.3 sq m / 1338 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.