



**PRIME MIXED USE
FREEHOLD INVESTMENT
IN WIMBLEDON VILLAGE**

**Ground Floor E Class Unit With First Floor Offices
& 2 Bedroom Flat Above (Sold on a Long Lease)**

78 Wimbledon High Street, London, SW19 5EG

Location:

Situated in a prime location on the High Street, opposite the Dog & Fox Pub/Hotel, amidst other high end retail and catering establishments including The Ivy Café, Jeroboams Wine Merchants, Japanese Knife Company and CP Hart Bathroom Showroom..

Accommodation:

The ground floor comprises an E Class unit (Approx 83 M² Gross) currently occupied by Joe & The Juice, a Danish chain of juice/coffee bars with over 338 units globally. The letting is secured with a guarantee from the Parent Company.

The first floor is double glazed, air conditioned office accommodation in excellent decorative order. The offices are let to Huxley Land Ltd on an fr&i lease for a ten year term and have access from the High Street & the rear service road.

The top floor comprises a 2 bedroom flat, sold on a long lease (extended) providing no income.

Unit	Size	Lease	Reviews	Income
Ground Floor E Class	83 m ² (gross)	10 yrs from 02/2018 FR&I	5 th year review outstanding	£65,000 pax
First Floor Offices	70 m ² (gross)	10 yrs from 04/2019 FR&I	5 th year review	£24,000 pax
2 Bed Flat	70 m ² (gross)	189 years from 25/03/1982	N/A	N/A
N.B. Each floor is responsible for 1/3rd of external maintenance				
			Current Income:	£ 89,000
			ERV	£102,000

Price:

Offers in excess of **£2m** subject to contract for the Freehold interest. **VAT is not applicable.**

Viewing:

Strictly By Appointment Only Through 3H Tel: 0207 286 8363