

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET Showroom/Vehicle Hire Premises

75 Plough Lane, Wimbledon,  
London SW17 0BN

CONTACT **Mark Frostick | Rapleys LLP**  
07785 522958 | mark.frostick@rapleys.com  
**John Rowland | Rapleys LLP**  
07876 030518 | john.rowland@rapleys.com  
**Tim Clement | JLL**  
0207 087 5303 | tim.clement@eu.jll.com



445.51 sq m (4,795 sq ft)  
showroom and premises on 0.16  
hectare (0.39 acre) site situated  
on Plough Lane

Prominent location in an  
established trade location

Surrounding occupiers include,  
**Ford, Vauxhall, Lidl, Wickes** and  
**Halfords**

Close to new AFC Wimbledon  
Stadium development

Suitable for alternative uses,  
subject to planning

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### Location

The property is prominently located on Plough Lane, adjacent to the new AFC Wimbledon stadium scheme. The premises benefit from extensive frontage with a good level of passing trade. Surrounding occupiers including **Lidl**, **Halfords**, **Vauxhall** and **Ford** are significant draws to the location.

### Description

The building provides a purpose built dealership with extensive glazed frontage and prominent display parking.

Internally the showroom will accommodate circa 4 vehicles, and features a customer waiting area, WC facilities, staff kitchen and office arrangements to the rear.

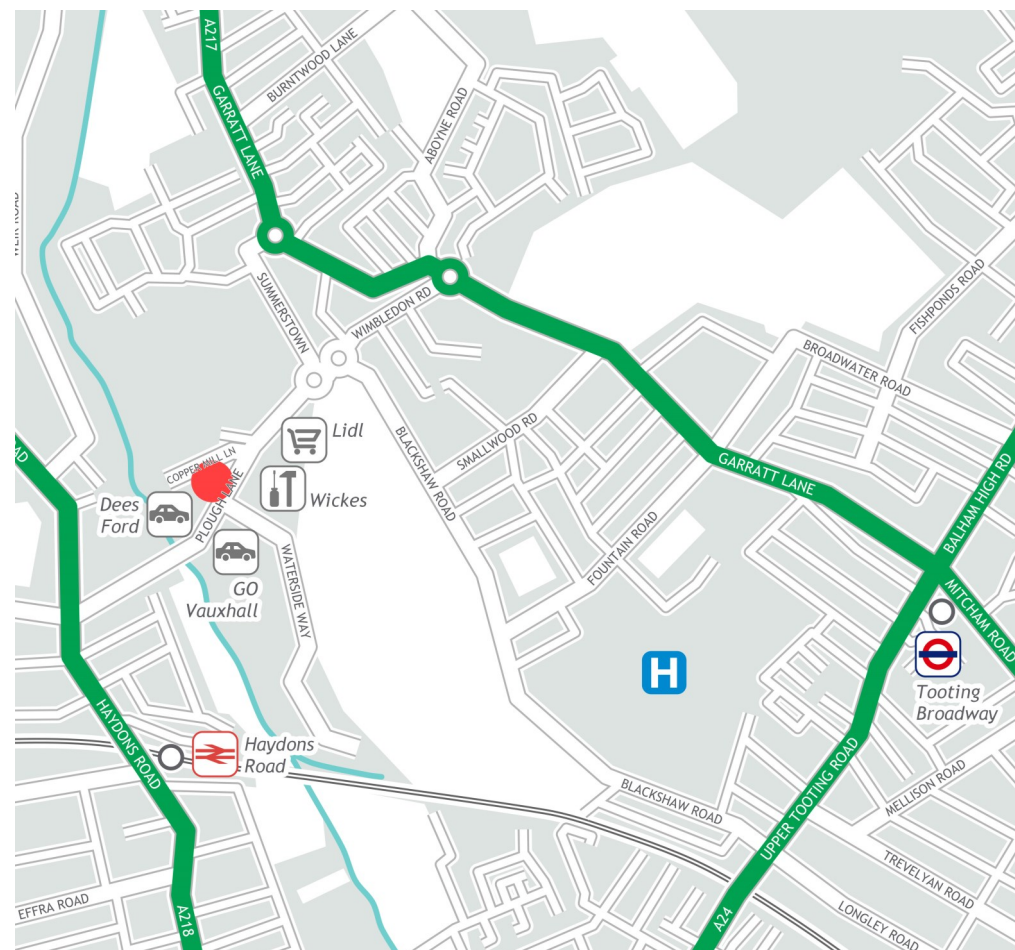
The site provides external parking for up to 25 vehicles.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Show room	384.44	4,138
Office	61.07	657
<b>Total</b>	<b>445.51</b>	<b>4,795</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.16</b>	<b>0.39</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Terms

Available on a new full repairing and insuring lease. Further details available on request.

### Rating

We are advised that the Rateable Value for the property is £115,000 and the UBR for 2018/19 is 49.9p in the £. This property is also subject to the additional 2p in the £ Crossrail supplement. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk).

### Energy Performance

Energy Performance Asset Rating: C.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the joint agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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