

UNIT 223 CENTRE COURT SHOPPING CENTRE WIMBLEDON, SW19 8YE



LOCATION

Centre Court Shopping Centre is the prime shopping area within Wimbledon and comprises 320,000 sq ft over two levels. The scheme is anchored by **Debenhams** with other retailers including **Marks & Spencer, H&M, River Island, Mothercare and Gap**. For further information on the scheme please refer to: www.centrecourtshopping.co.uk.

Unit 223 is located on the Upper Mall level and is adjacent to **Warehouse and Goldsmiths**, with **Faith, La Senza and Dolland & Aitchinson** opposite.

ACCOMMODATION

The retail unit is arranged on a single level, with the following approximate dimensions and net internal floor area:

Net Frontage	24 ft	7.32 m
Shop Depth	63 ft 6 in	19.35 m
Net Internal Area	1,490 sq ft	138.42 sq m

LEASE

Assignment of the existing FRI lease held for a term of 15 years from 24 June 2003, subject to upward only rent reviews every 5 years. The lease is contracted outside the Landlord & Tenant Act 1954 Part II, as amended. Next review is June 2013.

RENT

The passing rent is £131,500 p.a.x. of rates, service charge and VAT where appropriate.

RATES

We have been verbally advised by the London Borough of Merton that the property has been assessed for rating as follows:

Rateable Value	£85,500
Rates Payable (2009/2010)	£41,225

Interested parties should confirm this with the Business Rates Department of the Local Rating Authority (020 8545 3960).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available to interested parties.

LEGAL COSTS

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

VIEWING

STAFF ARE UNAWARE, so inspections are to be strictly by prior appointment:

Peter Woods 07879 645 700 pwoods@ormeretail.co.uk
Jamie Orme 07919 557 483 jorme@ormeretail.co.uk

December 2009

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iiii) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.