

**LEWIS
& CO**



261 HAYDONS ROAD

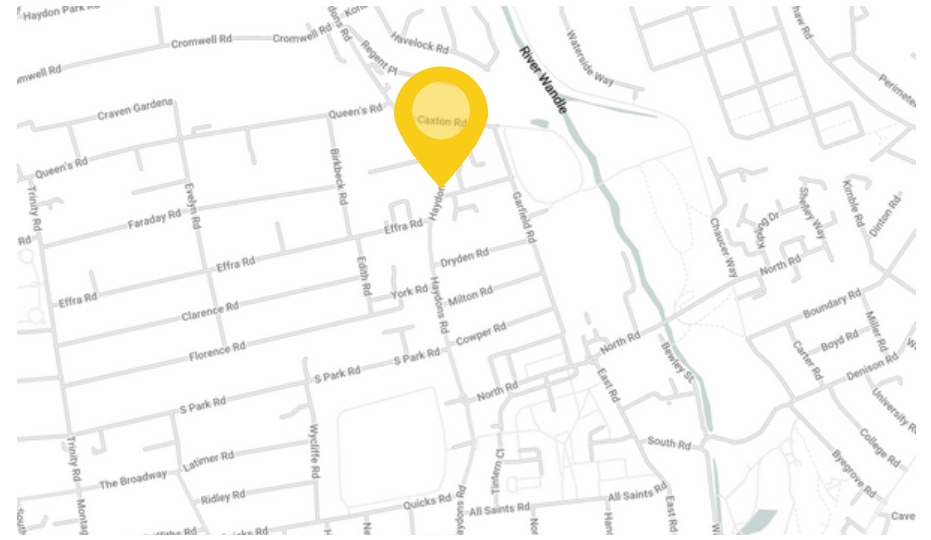
WIMBLEDON, SW19 8TY

**E CLASS UNIT TO LET
APPROX. 771 SQ FT (71 SQ M)**

261 HAYDONS ROAD

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DESCRIPTION

261 Haydons Road comprises a ground floor shop (E class) unit which benefits from dual heating / AC, kitchenette, shower, WC, security alarm and good roadside frontage.

The property has undergone a complete refurbishment and totals approx. 771 sq ft (71.62 sq m). There is also potential to combine the adjoining unit 257 Haydons Road (approx. 1,090 sq ft).

LOCATION

The subject property forms part of a retail parade on Haydons Road.

Wimbledon town centre, tram link, main line railway and London Underground (District Line) stations are all within approximately a mile/ 15 minutes' walk.



- Open plan.
- Good frontage.
- Self contained.
- Newly refurbished.

FLOOR AREAS

Ground Floor	771	71.62
Total	771 sq ft	71.62 sq m

TERMS

A new lease is available.

RENT

£26,500 per annum.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

N/A

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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