

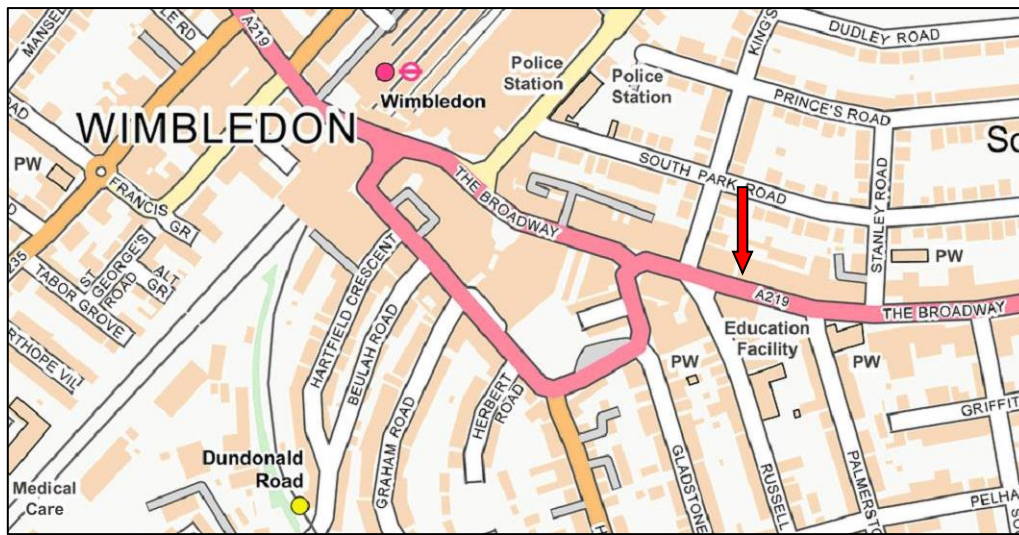


RETAIL UNIT TO LET

GROUND FLOOR AND BASEMENT SHOP
94 THE BROADWAY
WIMBLEDON
SW19 1RH



ACCOMMODATION: 1,363 SQ. FT. (126.66 SQ. M.)



LOCATION

The subject property is located in one of Wimbledon's prime retail pitches, opposite the New Wimbledon theatre. There is a mixture of nearby occupiers and uses including supermarkets, Cinema, Nuffield Health Club, and numerous restaurants including Pizza Express and Nandos and takeaways including KFC and Pizza Hut.

Wimbledon train station is within a short walk, providing British Rail services into London via the District Line (Underground) and Tram services to Croydon. The nearby bus station provides regular bus routes, servicing the local area.

DESCRIPTION

The retail unit is arranged over ground and basement forming part of a mid-terrace, late Victorian building. The ground floor is open plan, being a former betting shop and provides a retail sales area with storage to the basement.

The external shop front width is approximately 4.50m

AMENITIES

- Busy Wimbledon retail pitch.
- Ground floor and basement.
- Class E use.

ACCOMMODATION

Retail: 719 sq. ft. (66.80 sq. m.)
 Basement: 644 sq. ft. (59.86 sq. m.)
TOTAL: 1,363 sq. ft. (126.66 sq. m.)

The basement has a restricted headroom of approximately 1.60m.

VAT

VAT is not applicable.

TENURE

Available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£55,000 per annum exclusive.

RATES

2017 List Rateable Value: £22,500

No rates payable until April 2020.

The 2020/21 UBR is 49.9p in the £.
 Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

EPC

B: 47.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole agents:-

ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

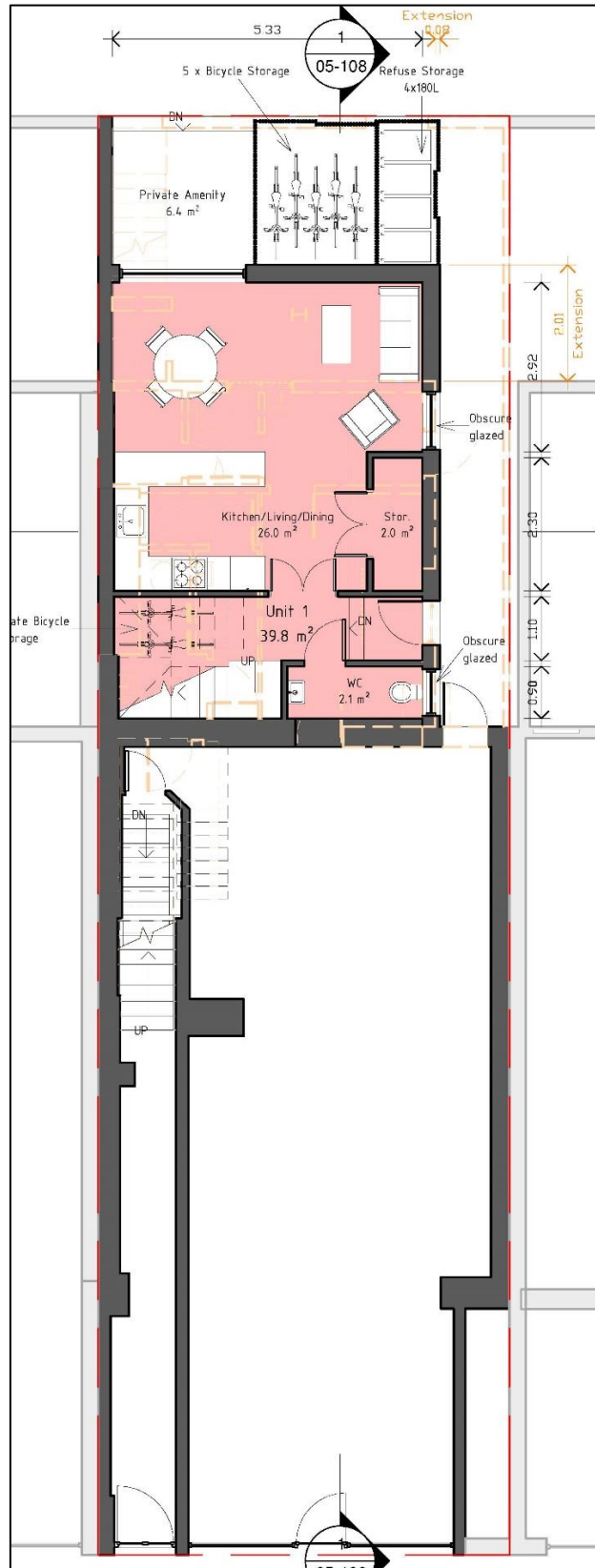
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

October 2020

FLOOR PLANS

PROPOSED GROUND FLOOR

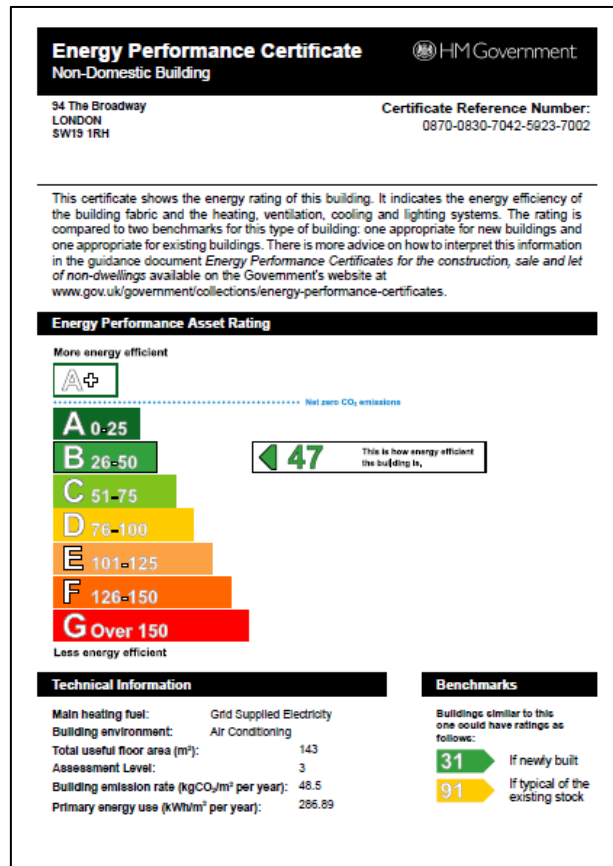
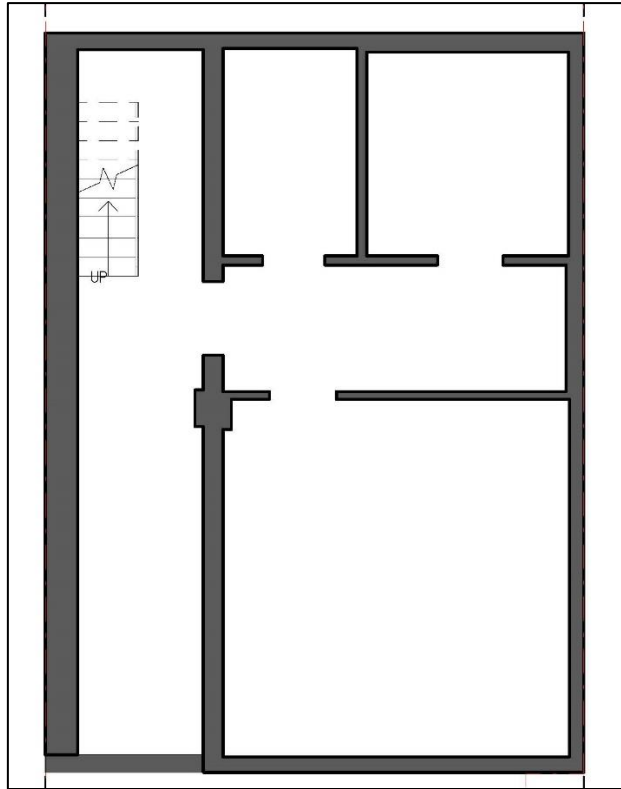


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EXISTING BASEMENT



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

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