

COMMERCIAL TO LET

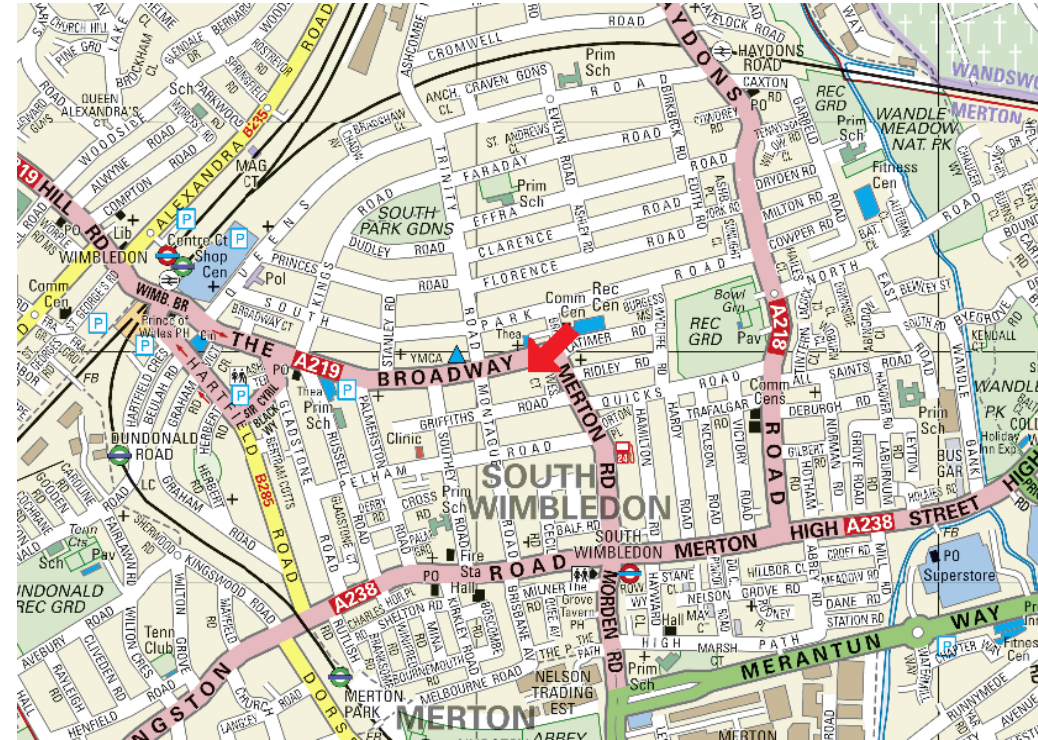
A1, A2, A3, D1 & D2
CONSIDERED USE CLASSES

271 – 273 THE BROADWAY
WIMBLEDON
LONDON
SW19 1SD



Location

The premises is located in a prime location on The Broadway, within close proximity to both Wimbledon overground (0.5 miles) and South Wimbledon Station (0.5 miles), providing access to South Western Railway, The District line and the Northern Line. There are also several bus routes along The Broadway which provide access to Clapham Junction, Putney Bridge, Kingston Wimbledon and Tooting Broadway.



Description

The subject property consists of a ground floor only restaurant. Occupiers close by include Polka Café, Golden Place and The Antoinette Hotel.

Accommodation

We are advised the premises have the following approximate net internal floor areas:

Ground Floor: 394 sq m 4,241 sq ft

Tenancy

A new full repairing and insuring lease to be agreed by way of negotiation.

Planning

A ground floor unit with A3 use, in accordance with the Town and Country Planning Act 1987. Other uses will be considered subject to planning.

Rent

£95,000 per annum exclusive.

Business Rates

We are advised that the correct rateable value is £66,500, tenants are strongly advised to contact the Local Authority (Merton) for the appropriate business rates.

EPC

Available on request.

Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate
- Title Documentation
- Floor Plan

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Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **January 2019**