

WIMBLEDON

11 The Broadway, London, SW19 1PS

Retail Unit – Lease for Sale

LOCATION

Wimbledon is an affluent south west London suburb, approximately 7 miles from central London.

The location enjoys excellent public transport links, with National Rail and underground stations diagonally opposite, and with tram and bus routes nearby.

The subject property occupies a central trading location on the south side of The Broadway, directly opposite the entrance to the **Centre Court shopping development**. Nearby retailers include **JD Sports, M&S Simply Food, Ryman, Wilkos, Joe & The Juice, Mountain Warehouse**, and with **Tesco Metro** opposite.



THE PROPERTY

The premises form part of an attractive "Locally Listed" building and are arranged solely at ground floor. They provide the following approximate dimensions and net floor areas:-

Gross Frontage	21ft 5ins	6.5 m
Internal Width	18ft 10ins	5.7 m
Shop Depth	40ft 0ins	12.2 m

Net Sales Area	605 sq ft	56.23 sq m
Rear Staff	36 sq ft	3.35 sq m

LEASE

The premises are held on a lease (within the 1954 Act provisions) to expire on 3rd May 2021 on internal repairing provisions, subject to a service charge for common and external repair items.

RENT

The current rent payable under the lease is **£55,000 per annum**, exclusive of rates.

PREMIUM

Premium offers are invited for the unexpired term.

RATES

We are advised by the Local Rating Authority that the premises are assessed as follows and interested parties are advised to check the VOA website for confirmation:-

Rateable Value	£54,500
Rates Payable (2019/2020)	£27,468

EPC

The EPC rating for these premises are D(83) and an EPC is available for inspection upon request.

LEGAL COSTS

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

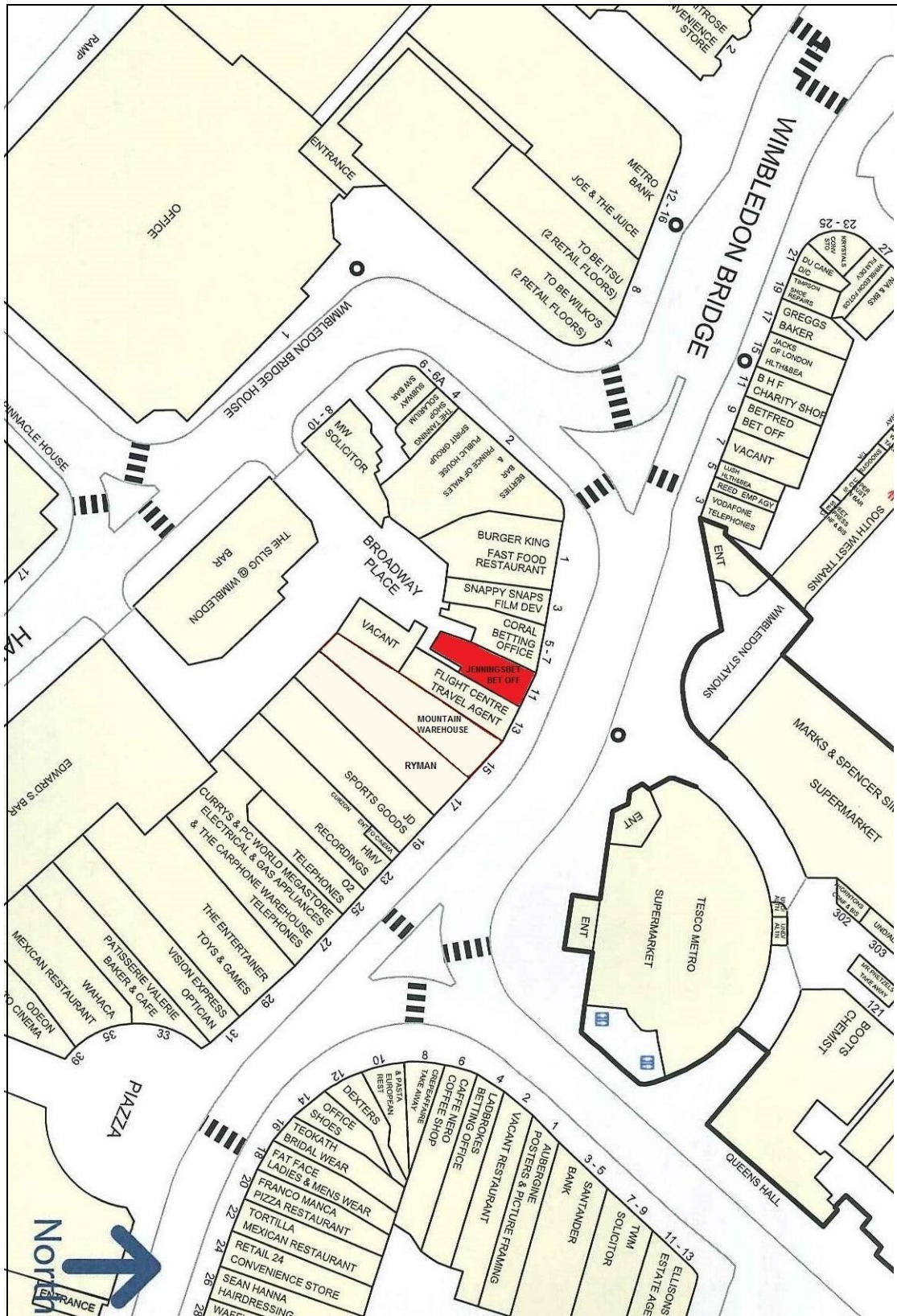
VIEWING

Please contact Robert Bebington on 020 7493 5551 or drb@bebington.com to arrange a viewing.

SUBJECT TO CONTRACT

28/08/19

11 The Broadway, Wimbledon, London, SW19 1PS



IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.