



THE BROADWAY, WIMBLEDON

RESTAURANT / BAR

66 THE BROADWAY, WIMBLEDON, LONDON SW19 1RQ

SUI GENERIS / E CLASS USE PROPERTY ON WIMBLEDON BROADWAY

GROUND FLOOR: 1,100 SQ FT



LOCATION:

The property is located on The Broadway in the heart of Wimbledon's town centre and is within easy reach of all the amenities Wimbledon has to offer. Wimbledon Underground Station and mainline Railway Station are both within a short walk, providing regular services to London Waterloo with journey times of approximately 12 minutes, as well as access to tramlink and Thameslink services.

There are numerous shops, cafes and restaurants clustered in this affluent neighbourhood, close to Wimbledon Theatre. Nearby operators include M&S, Pret A Manger, Nandos, TK Maxx, Sainsbury's, Pizza Express, in addition to many independent retailers.

ACCOMMODATION:

Ground floor: 1,100 sq ft / 102 sq m

The property benefits from the following:

- Arranged over ground floor
- Demised WC
- Kitchen
- Glazed frontage

USE:

E Class – Commercial, Business & Service: E and Sui Generis planning consents.

TENURE: TO LET by way of a new lease on terms to be agreed.

RENT: £85,000 per annum exclusive subject to contract

SERVICE CHARGE:

An ad hoc service charge will be payable, further details available on request.

INSURANCE:

The landlord will insure the property and recharge the tenant, further details to be confirmed.

BUSINESS RATES:

Rates have yet to be assessed by The London Borough of Merton.

EPC:

Energy rating: D 80

COSTS:

Each party will be responsible for their own legal and professional costs incurred during a transaction.

VIEWING ARRANGEMENTS:

For viewing arrangements please contact **BRECKER GROSSMITH:**

PHIL RICHARDS – 020 7908 2683 – Phil@breckergrossmith.co.uk

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