



PRIME UNIT TO LET IN WIMBLEDON

**32 THE BROADWAY, WIMBLEDON,
LONDON, SW19 1RE**



Location:

The subject property occupies a prominent position in prime pitch on The Broadway in Wimbledon amongst a number of well-known multi-national retailers including Uniqlo, Oxfam, Clarks, Specsavers, Waterstones, CeX and Five Guys.

Wimbledon Station (District Line & Circle Lines and National Rail Services) is located a short walk away from the property.

Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor: 1,138 sq. ft. (105.7 m²)

Basement: 539 sq. ft. (50.1 m²)

Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£85,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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