

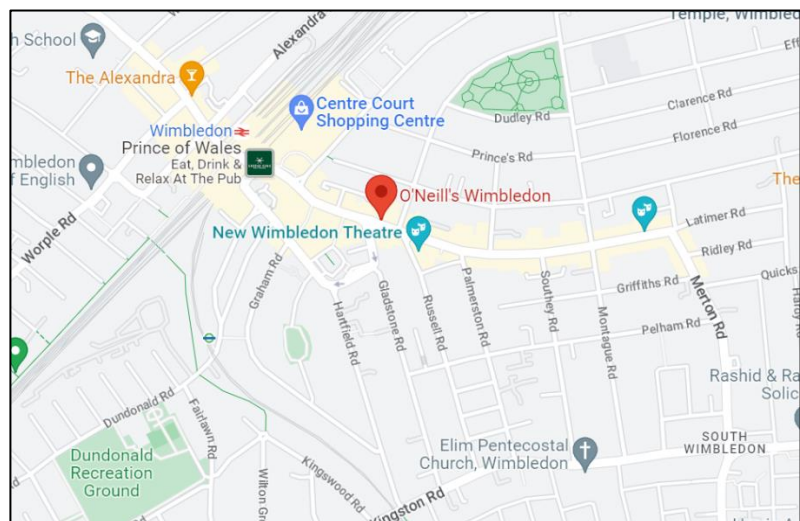


66 The Broadway, Wimbledon, London SW19 1RQ

Summary

- New Lease Available
- Sui Generis / E Class Use
- Ground Floor Only
- Approximately 1,100 sq ft
- Affluent location close to Wimbledon Theatre

Rent - £85,000 per annum



Viewing is strictly by prior appointment with sole agents
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Location

The property is located in the heart of Wimbledon Broadway, which acts as the main thoroughfare. Wimbledon Station (Southwestern Railway, Thameslink & District) just 0.2 miles from the property providing access to Clapham Junction, Waterloo and District line.

There is a vast array of operators in close proximity including, Sainsburys, M&S, Pret A Manger, Premier Inns, New Wimbledon Theatre, Nandos, TK Maxx as well as other independent operators.

The Property

The unit is arranged over ground floor only and has the following approximate net internal area:

Ground	1,100 sq ft	102 sq m
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Lease

The premises are available by way of a new 20-year full repairing and insuring lease subject to five yearly upwards only rent reviews.

Rent

£85,000 per annum exclusive

Planning

The property benefits from Class E and Sui Generis planning consents. Alternative uses may be considered subject to planning.

Business Rates

Rates have yet to be assessed.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.