



PRIME RETAIL UNIT TO LET

GROUND FLOOR AND BASEMENT SHOP
18 THE BROADWAY
WIMBLEDON
SW19 1RE



ACCOMMODATION: 1,248 SQ. FT. (115.94 SQ. M.)



LOCATION

The subject property is located in one of Wimbledon's premier retail pitches, opposite the Wimbledon Piazza. There is a mixture of neighbouring occupiers and uses including Morrisons Supermarket, Odeon Cinema, Nuffield Health Club, Wahaca Restaurant, Franco Manca, Greggs, Oxfam & Curry's Electrical, all attracted to the immediate area by the high footfall. Centre Court Shopping Centre is close by.

Wimbledon train station is a stone's throw, providing British Rail services into London via the District Line (Underground) and Tram services to Croydon. The Broadway and nearby Hartfield Road provide regular bus routes, servicing the local area.

DESCRIPTION

The retail unit is arranged over ground and basement forming part of a mid-terrace, late Victorian building. The ground floor is open plan providing a retail sales area with storage to the basement.

The external shop front width is approximately 5.1m

AMENITIES

- Prime Wimbledon retail pitch.
- Ground floor and basement.
- A1 Shop use. (Other uses considered STPP).

ACCOMMODATION

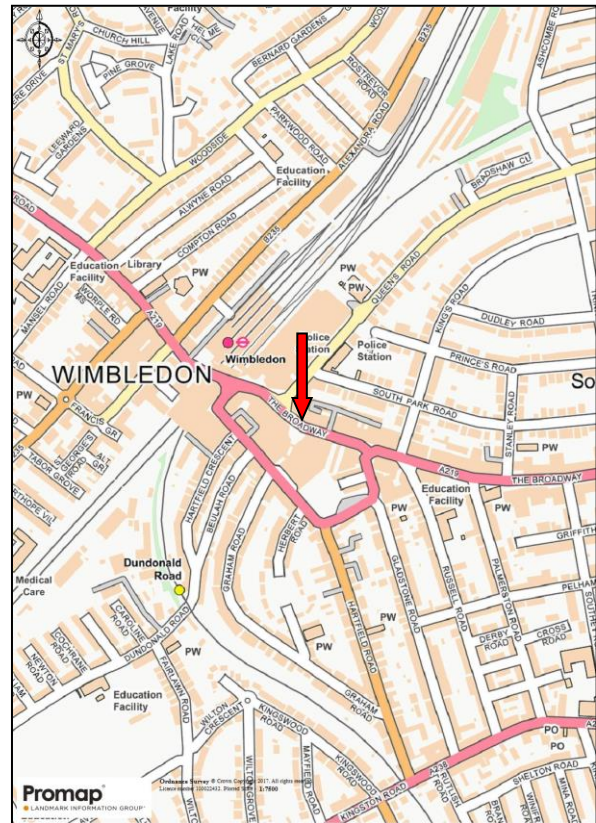
Retail:	927 sq. ft.	(86.10 sq. m.)
Basement:	321 sq. ft.	(29.84 sq. m.)
TOTAL:	1,248 sq. ft.	(115.94 sq. m.)

TENURE

Available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£75,000 per annum exclusive.



VAT

VAT is applicable.

RATES

2017 List Rateable Value: £64,500

Estimated rates payable 2018/2019 - £30,960 pa.

Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

EPC

F: 127. A new EPC is to be commissioned.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Nick Vaile / Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

Energy Performance Certificate

Non-Domestic Building



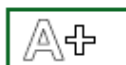
18 The Broadway
LONDON
SW19 1RE

Certificate Reference Number:
0070-0832-3039-2928-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **127** This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	122
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	167.94
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

74 If typical of the existing stock