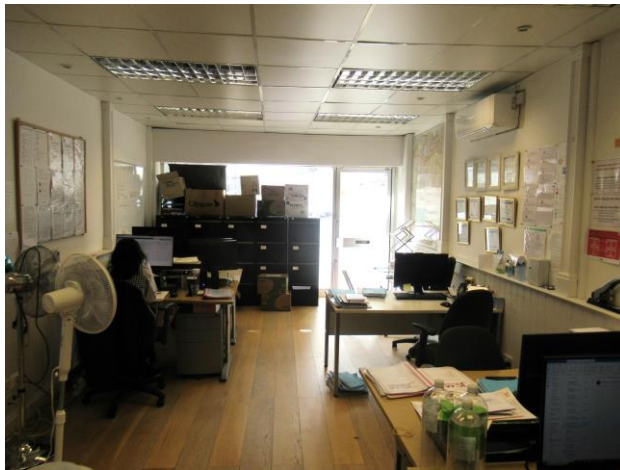


# CLASS E PREMISES TO LET

182 The Broadway  
Wimbledon  
SW19 1RY

410 sq. ft.  
(38.05 sq. m.)





## LOCATION

The property is located in a busy position on The Broadway and within a short walk of Wimbledon train station, with its regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking Croydon and Beckenham). South Wimbledon station (Northern Line) is also nearby.

The property is located opposite the junction of The Broadway and Southey Road and has numerous bus routes passing the property.

## DESCRIPTION

An end-terraced retail unit to ground floor together with a small rear yard.

The main retail area is air conditioned with laminate flooring. Beyond is a further room with a galley kitchen and single WC.

## AMENITIES

- Good Town Centre location
- Rectangular retail area
- Air conditioned

## LEASE

A new lease is available on terms to be agreed.

## ACCOMMODATION

### Ground Floor

Retail	316 sq. ft. (29.33 sq. m.)
Rear room	94 sq. ft. ( 8.72 sq. m.)
<b>Total Ground Floor</b>	<b>410 sq. ft. (38.05 sq. m.)</b>

ITZA	332 sq. ft. (30.86 sq. m.)
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## USE

Class E (commercial, business and service uses). Suitable for a variety of uses.

## VAT

The property is not elected for VAT.

## EPC

GF – Band C (64). Expires 12 June 2025.

## LEGAL COSTS

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

## CLASS E PREMISES TO LET

182 The Broadway  
Wimbledon  
SW19 1RY

**Rent: £27,500 per annum exclusive**

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

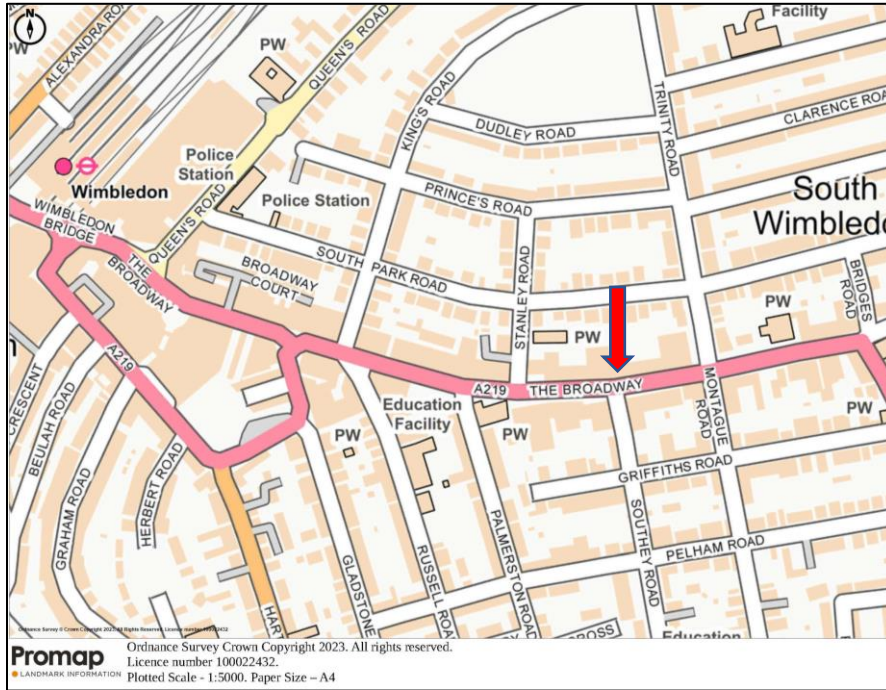
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

- 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

# RATES

2023 List Rateable Value: £17,000  
 UBR 2022/2023 - £0.499p in the £  
 Source: VOA website.

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



Energy performance certificate (EPC)			
182, The Broadway LONDON SW19 1RY	Energy rating <b>C</b>	Valid until: 12 June 2025	Certificate number: 0960-4959-0335-5250-2004
Property type	A1/A2 Retail and Financial/Professional services		
Total floor area	40 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A+ to E.			
<b>Energy efficiency rating for this property</b>		Properties are also given a score. The larger the number, the more carbon dioxide (CO <sub>2</sub> ) your property is likely to emit.	
This property's current energy rating is C.			
		<b>How this property compares to others</b>	
		Properties similar to this one could have ratings:	
		If newly built	
		If typical of the existing stock	
Properties are given a rating from A+ (most efficient) to G (least efficient).			

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

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
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