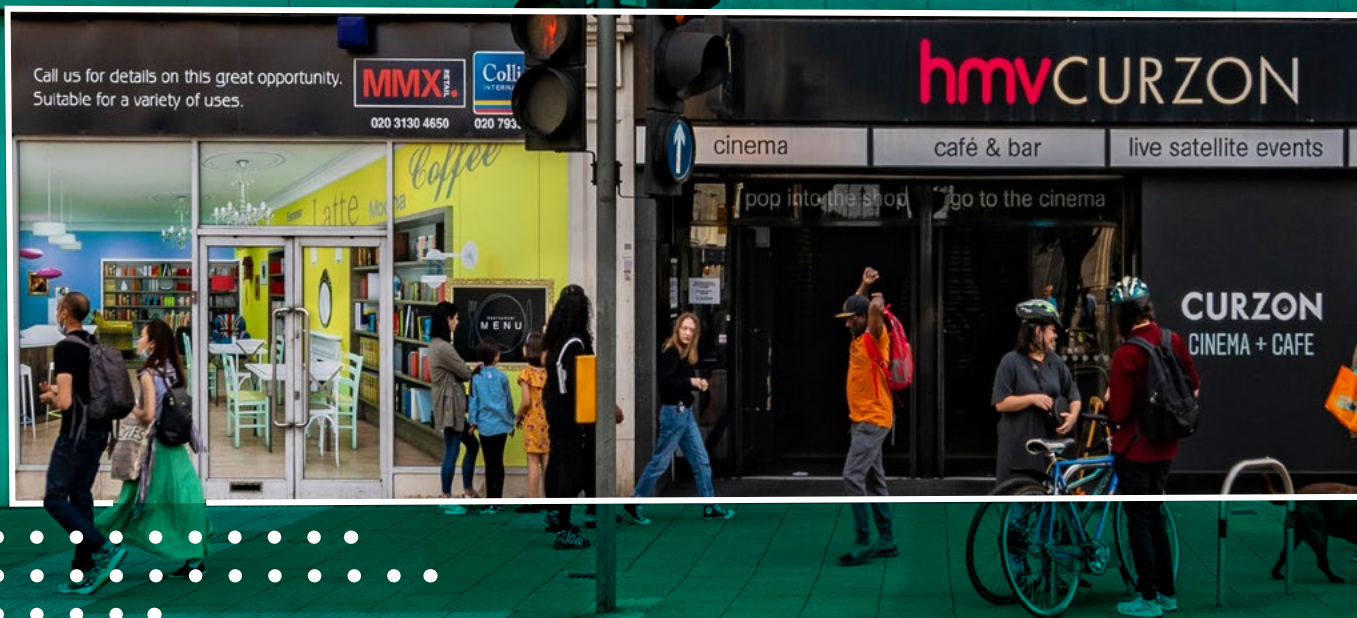


UPDATED
BROCHURE
(OCTOBER 2022)

TWENTY FIVE THE BROADWAY WIMBLEDON SW19 1PS



NEW RETAIL
OPPORTUNITY
FOLLOWING
REDEVELOPMENT
PRIME POSITION



Prominent retail unit directly opposite Centre Court and entrance to Wimbledon Travel hub (Tube/Rail/Tram). Followig development the new unit will provide accommodation over Ground and 1st Floor. The unit benefits from proximity to pedestrian crossings linking the rest of the Town Centre. Other occupiers in the vicinity include Marks & Spencer, Tesco Metro, JD Sport, Morrisons, The Entertainer and Curzon Cinema.



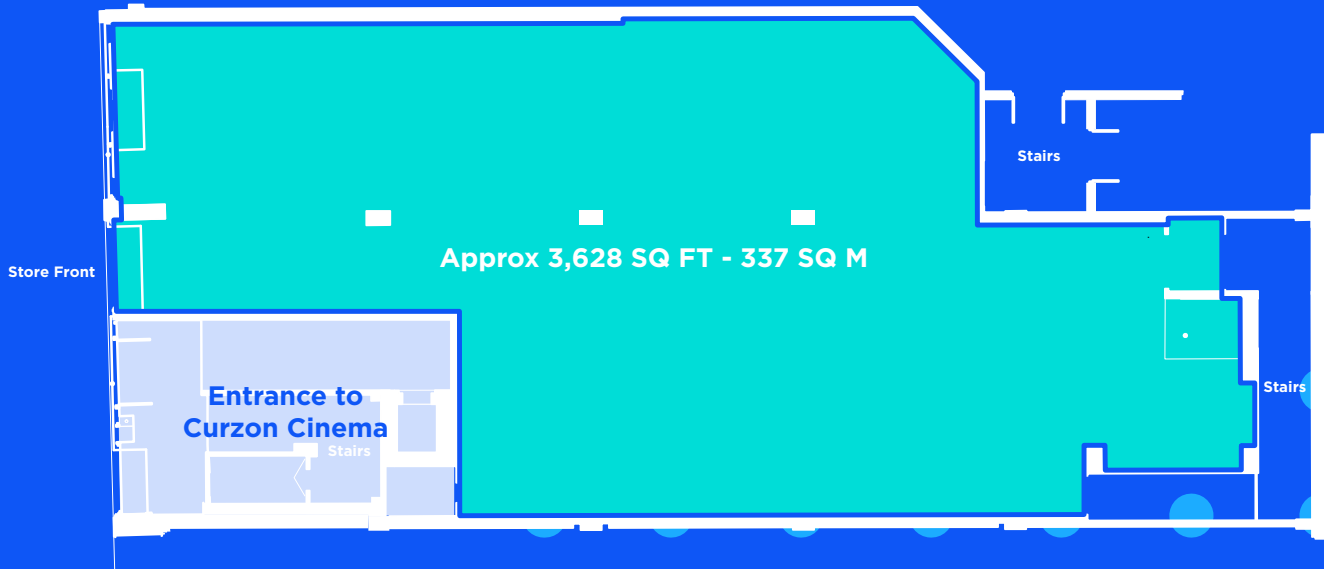
ACCOMMODATION

Following redevelopment, the unit will provide approximately:

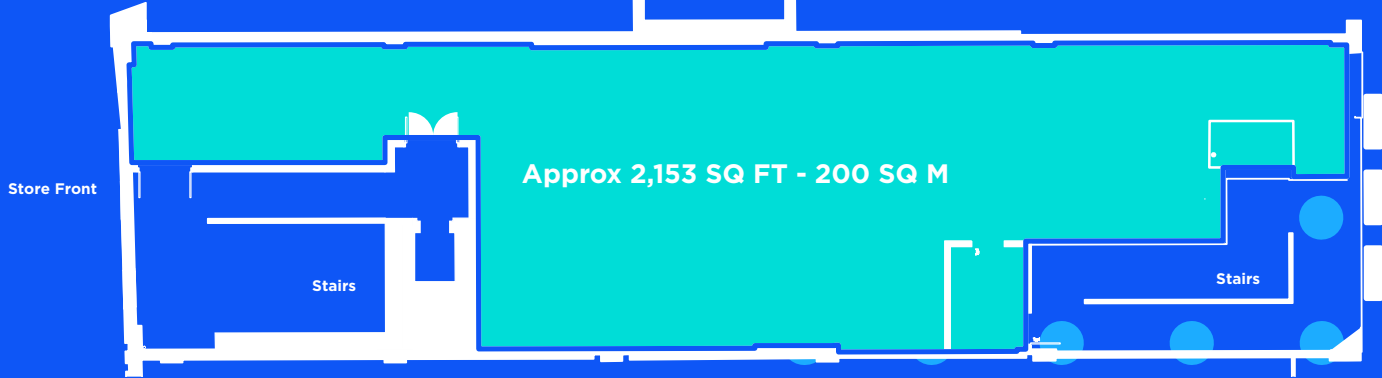
FLOOR	SQ FT	SQ M
GROUND	3,628	337
FIRST	2,153	200
TOTAL	5,457	537

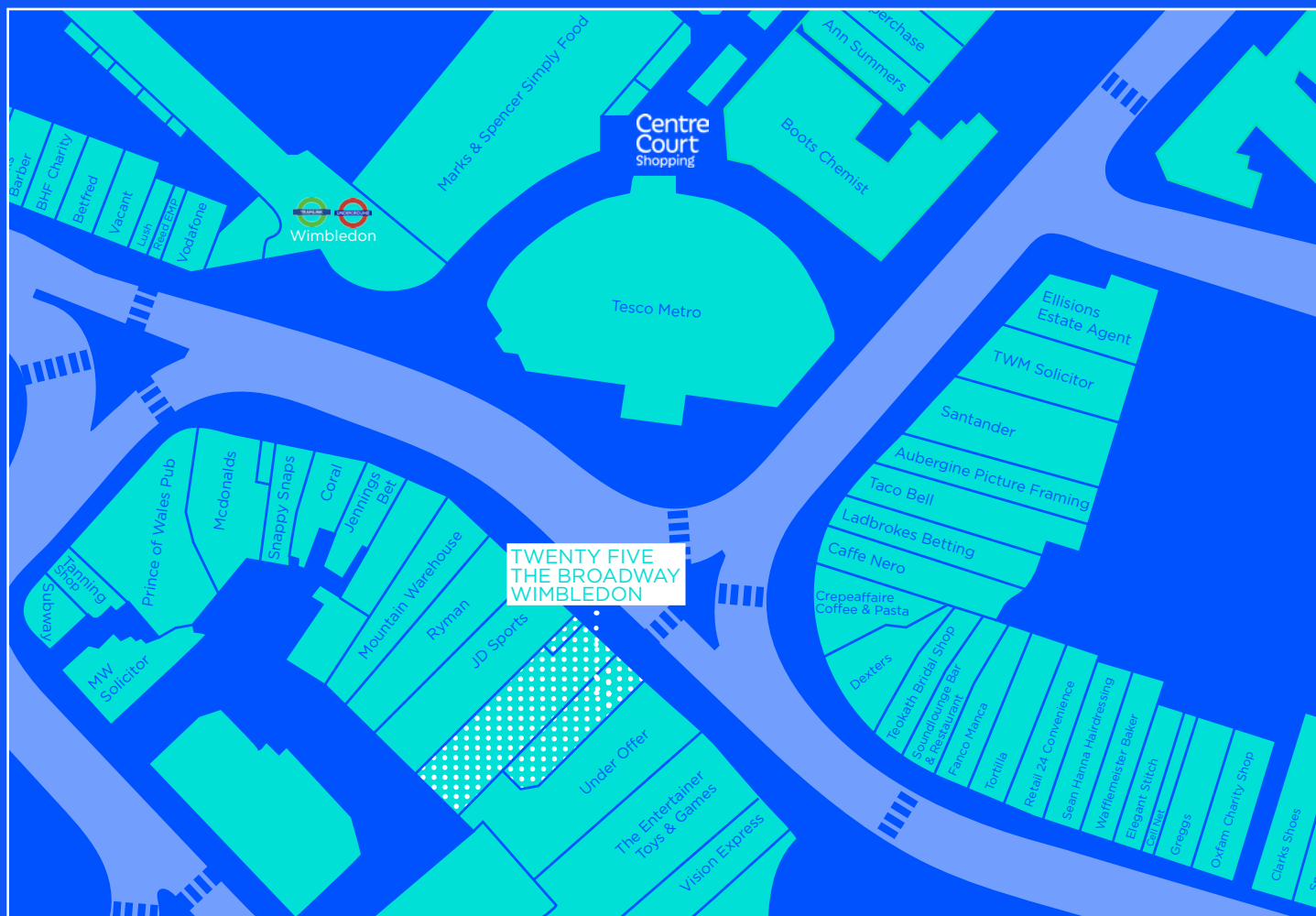


GROUND FLOOR



FIRST FLOOR





LOCATION

Prime position on The Broadway directly opposite Centre Court Shopping Centre and transport Hub (Rail/Tube & Tram).

Wimbledon station is in close proximity which provides, mainline, District line & Tramlink services to Central London and the wider South East.

LEASE:

A new lease is available for a term to be agreed on effective FRI basis, subject to service charge

RENT:

Upon Application

SERVICE CHARGE:

Further details on request

RATES:

To be reassessed following redevelopment

COSTS:

Each party to bear their own costs

PLANNING:

Subject to Planning consent the unit would suit a number of potential uses. Further details upon request.

EPC:

Details on request

FURTHER INFORMATION

For more information please contact the joint sole agents:



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