

**TO LET**  
**RETAIL/OFFICE UNIT**  
**Rent In Region of £12,000 pa**



**Highlands House**  
**165 The Broadway**  
**Wimbledon**  
**SW19 1NE**

**LOCATION:**

The property is situated in a prominent position in Wimbledon Broadway between South Wimbledon Underground and Wimbledon Rail/Tram/Underground Station.

**DESCRIPTION:**

The unit is on the ground floor of a office block with entrance just off the main Broadway but clearly visible and adjoined with a multi chain company (Majestic Wines) and entrance to the office block. The unit is currently been used as an office.

**USE:**

The property has an [A1/A2 Use](#). TBC

**PROPERTY:**

Total GIA approx: **500sq ft.**

**TENURE:**

The property is to be let on a new FRI lease/License with a rent in region of **£12,000** pax.

**LEGAL COSTS:**

Both parties' legal costs are to be borne by the ingoing tenant.

**RATEABLE VALUE:**

TBC. The property may be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

**EPC:** "TBC"

*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers/occupier should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy*







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