

# Unit LSU4A

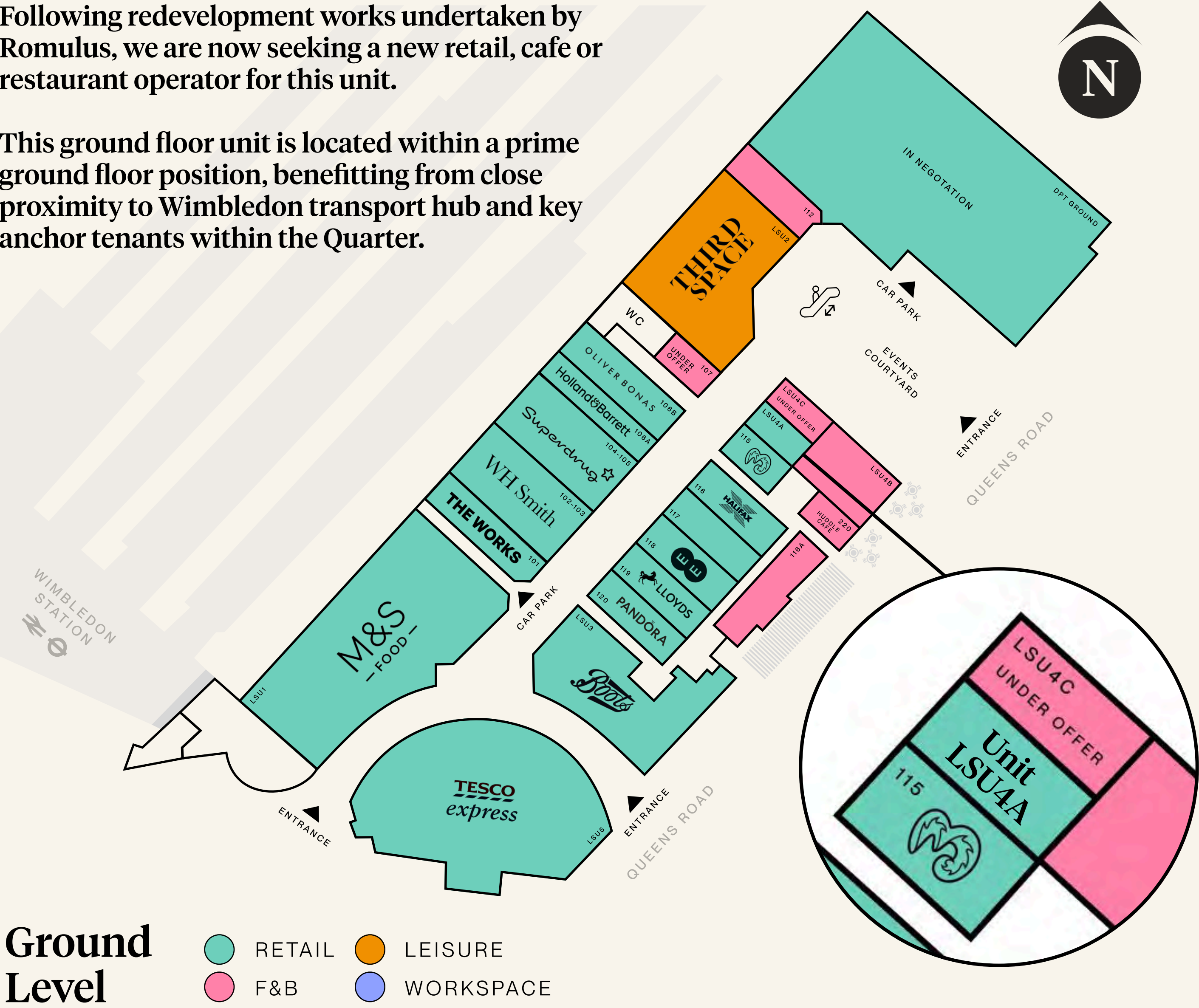
## 765 sq ft retail opportunity





Following redevelopment works undertaken by Romulus, we are now seeking a new retail, cafe or restaurant operator for this unit.

This ground floor unit is located within a prime ground floor position, benefitting from close proximity to Wimbledon transport hub and key anchor tenants within the Quarter.



P-THREE and Cushman & Wakefield on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. 3. No person in the employment of P-Three and Cushman & Wakefield has any authority to make any representation themselves or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. January 2025.

SIZE (NIA)	
Ground	765 sq ft
Total	765 sq ft

**USE**

Suitable for E use.

**RENT & SERVICE CHARGE**

Quoting rent: £50,000 pa  
Service Charge: £8,300 pa

**RATES**

Interested parties are advised to make their own enquiries with the London Borough of Merton.

**TENURE**

The premises is available by way of a full repairing and insuring lease for a term to be agreed.

**EPC**

Available upon request.

**LEGAL COSTS**

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

**AVAILABILITY**

Immediately.

## Get in touch

**P-THREE®**

Raquel Sanchez Diaz  
07714 957 312  
raquel@p-three.co.uk

Louise Hannah  
07896 838 488  
louise@p-three.co.uk

Thomas Rose  
07793 024 403  
thomas@p-three.co.uk



Toby Sykes  
07764 398 240  
tony.sykes@cushwake.com

James Merrett  
07825 007 721  
james.merrett@cushwake.com



Dominic Waldron  
0207 084 6929  
dominicw@romulusuk.com