

# 693 - 695 WANDSWORTH ROAD

SW8 3JF

AN OPPORTUNITY TO ACQUIRE A NEWLY REFURBISHED PUB/RESTAURANT LOCATED ON A PROMINENT CORNER ON WANDSWORTH ROAD.

LOCATED IN AN AFFLUENT  
NEIGHBOURHOOD OF  
SOUTH WEST LONDON,  
IN CLOSE PROXIMITY TO  
CLAPHAM JUNCTION,  
CLAPHAM HIGH STREET,  
AND BATTERSEA.

*Available  
Immediately*

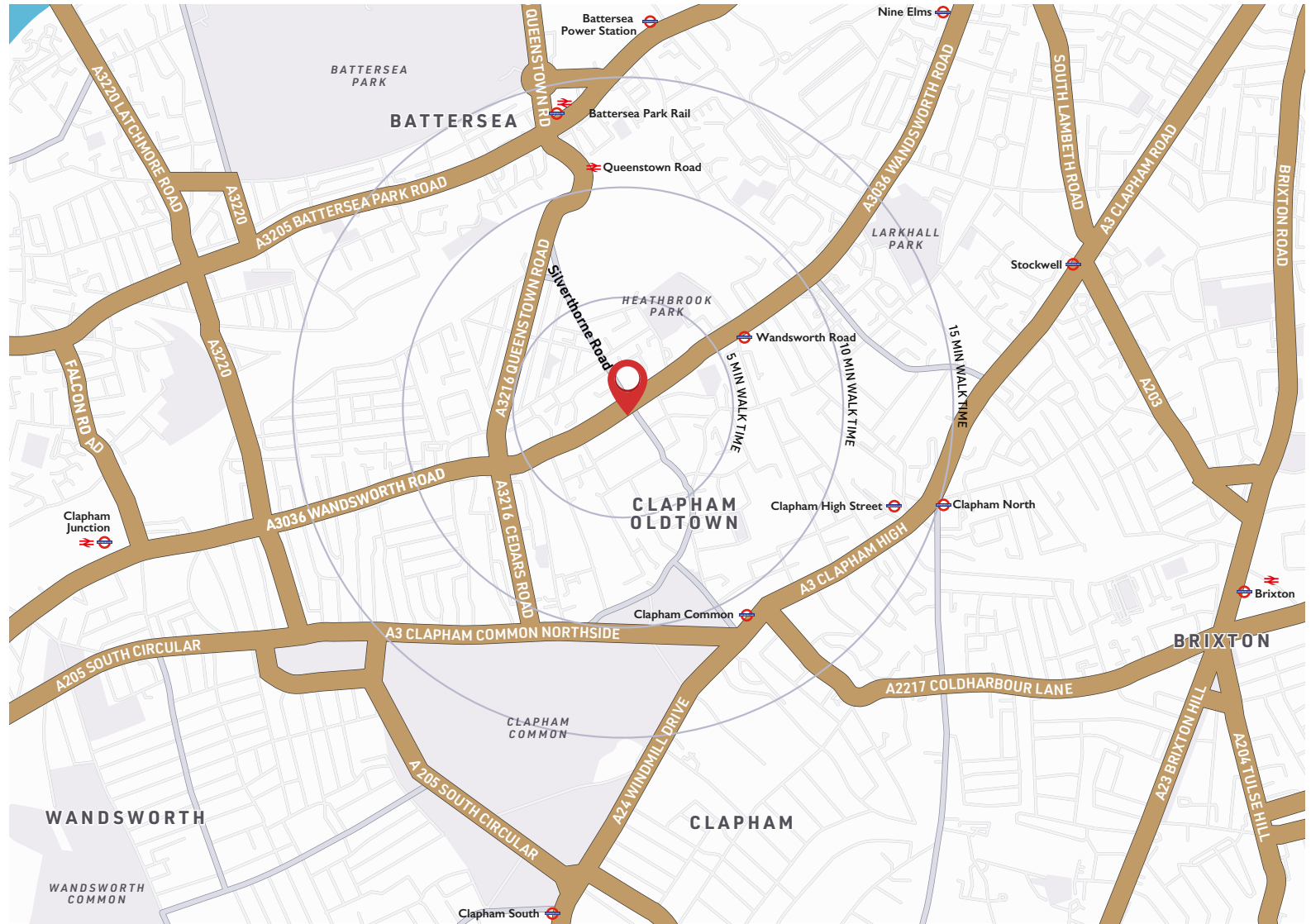


# Location

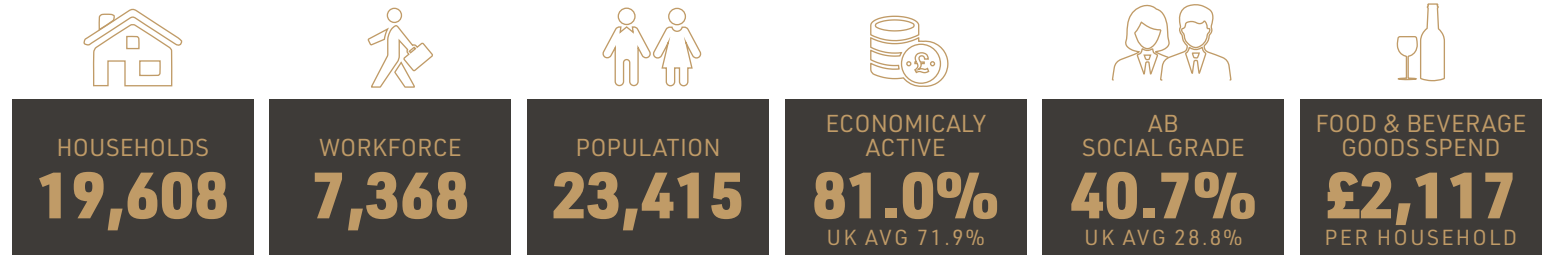
THE PROPERTY IS LOCATED ON THE SOUTHERN SIDE OF WANDSWORTH ROAD WITHIN THE LONDON BOROUGH OF LAMBETH. THE IMMEDIATE VICINITY CONSISTS PREDOMINANTLY OF RESIDENTIAL ACCOMMODATIONS, COMPLEMENTED BY VARIOUS COMMERCIAL ESTABLISHMENTS INCLUDING SHOPS, OFFICES, PUBS, AND RESTAURANTS.

The highly sought-after Clapham Old Town lies just 300 meters to the south, while Queenstown Road, boasting an array of shops, restaurants, pubs, and bars, is less than 500 meters to the west.

The property enjoys excellent connectivity, with numerous bus services along Wandsworth Road and Wandsworth Road station, served by the London Overground, offers direct access to both central London and the suburbs of South London.



## 15 MINUTE WALK TIME



# The Space

THE PROPERTY IS THE GROUND FLOOR AND BASEMENT OF A THREE STOREY BUILDING SITUATED ON A PROMINENT CORNER SITE BENEFITING WITH FRONTAGE ON BOTH WANDSWORTH ROAD AND NORTH STREET.

The ground floor is open plan capable of accommodating 75 covers with the full height basement providing ancillary accommodation.

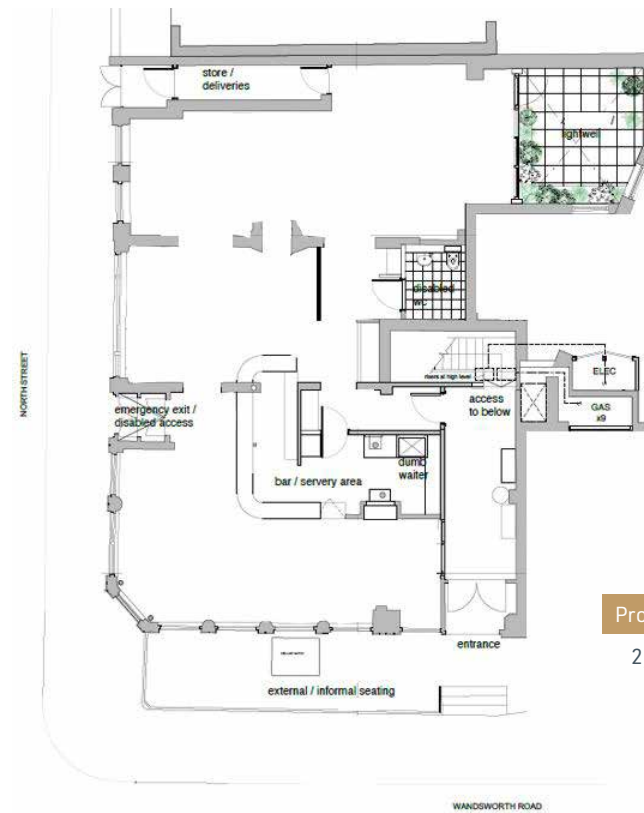
External seating spans the length of the frontage with an intimate courtyard to the rear.

The upper floors will be retained by the landlord for private rented accommodation.

“

THE OLD NAG'S HEAD PUBLIC HOUSE, BUILT BY J. PARSONS IN 1876, RETAINS ITS ORIGINAL PURPOSE. A PUB HAS OCCUPIED THIS SITE SINCE AT LEAST 1838, EVIDENT IN NORTH STREET'S PREVIOUS NAME, NAG'S HEAD LANE

”



Proposed Ground Floor Plan

2,615 sq ft (242.92 sq m)



Proposed Basement Plan

1,280 sq ft (118.91 sq m)

# Commercial Terms

## Rent

Rental offers in excess of £75,000 per annum exclusive.

## Long Leasehold

Offers invited.

## Use

The current and preferred use of the space is as a Public House. However, Subject to Planning, any Class E or other community use would be considered.

## Term

The property is offered on a new effective full repairing and insuring lease subject at a term to be agreed.

## Rates

To be reassessed following completion of works.

## EPC

To be provided following completion of works.

## Service Charge

Available upon request.

## Legal Costs

Each party is responsible for their own legal costs.



# Specification



## Electrical Supply

Three-phase 138 kva with 200 amp fuse.



## Gas Supply

Connection installed, ready for fit out, meter required.



## Water Supply

Ready for connection.



## Drainage

Drainage to sub stacks installed and ready for connection by the operator.



## Kitchen Extract

Suitable route for extraction provided, but no extract.



## Planning Status

Public House (Sui-Generis). Other Class E uses considered (STP)



## Licencing

Occupier to apply for a premises licence.





# Further Information

For further details or to arrange an inspection please contact the sole agents:

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The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy.

The Code is available through the website: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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