



18 HIGH STREET, LONDON, WIMBLEDON VILLAGE SW19 5DX

Prime E-class Restaurant Opportunity Available

Additional Rear Courtyard Garden

3,564 SQ FT / 329.9 SQ M



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LOCATION

The premises are located in a prime position on the High Street in the centre of Wimbledon Village opposite Megans Café. Retailers in close proximity include Paul, Gails Bakery, Pizza Express, The Ivy, Joe & The Juice, Giggling Squid, Carluccio's, Farrow & Ball, CP Hart, Prezzemolo e Vitale and The Dog & Fox.

There is also a designated delivery area beside the property.

TERM

The premises are held on an effectively full repairing and insuring lease for a term of 20 years from 25 December 2011. The lease is contracted inside the Landlord & Tenant Act 1954.

RENT

Passing rent £175,000 pax.

PREMIUM

Offers Invited.

ACCOMMODATION

The premises are arranged over ground and first floors having the following approximate areas;

Shop Depth	65 Ft 9 Ins	19.84 Sq M
Ground Floor Sales	2,087 Sq Ft	193 Sq M
First Floor Kitchen	493 Sq Ft	45.50 Sq M
Rear Courtyard	984 Sq Ft	91.41 Sq M
Total	3,564 Sq Ft	329.91 Sq M

RATES (2022/23)

Rateable value:	£123,000
Rates payable (UBR multiplier: £0.512):	£62,976
New Rateable value From April 1st 2023	£112,000

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to bear their own costs

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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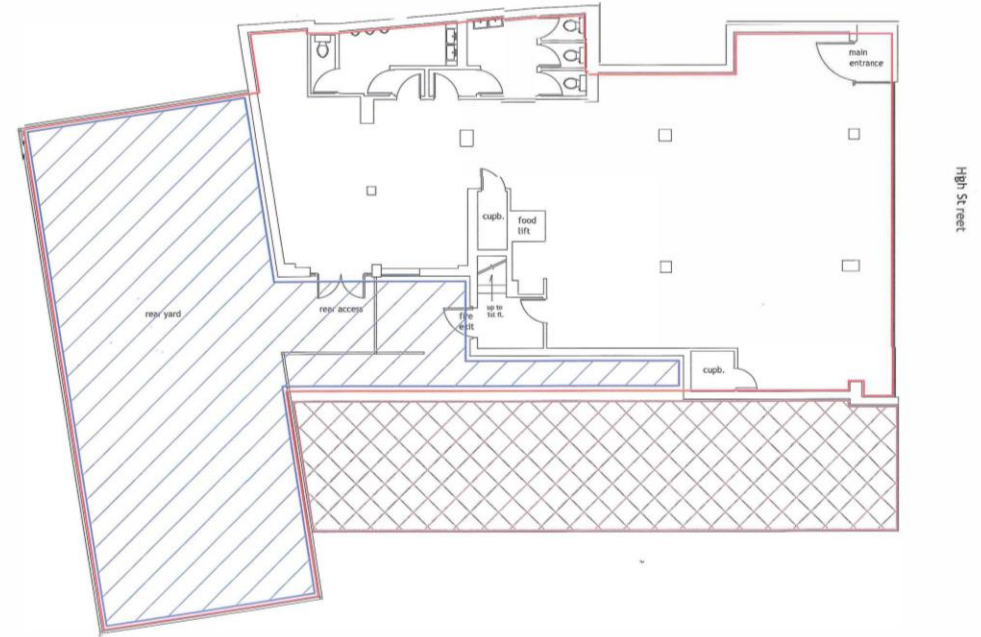
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Ground Floor



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STEPHEN
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