

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

3,382 SQ FT APX.
BAR/RESTAURANT/NIGHTCLUB
OTHER USES CONSIDERED

TO LET ON NEW LEASE

ADJACENT TO PREMIER INN
NEXT TO SAINSBURYS, OPPOSITE TESCO



642 WANDSWORTH ROAD, LONDON SW8 3JW

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





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LOCATION	<p>Situated on the north side of Wandsworth Road, the premises is very close to the junction with Lavender Hill and Queenstown Road.</p> <p>The premises are well located adjacent to a Premier Inn Hotel and Sainsburys and opposite Tesco. Caffé Nero is also close by.</p> <p>Clapham Common tube station (Northern line) and Wandsworth Road (London Overground) station are within walking distance.</p>						
DESCRIPTION	<p>Comprising the ground floor and basement of a former public house, the premises has been used as a nightclub/bar for many years.</p> <p>The ground floor benefits from a flue for cooking extraction.</p>						
AREA	<table><tr><td>Ground floor</td><td>1,701 sq ft/158.03 sqm</td></tr><tr><td>Basement</td><td>2,131 sq ft/ 197.98 sqm</td></tr><tr><td>TOTAL</td><td>3,832 SQ FT /356.01 sqm</td></tr></table>	Ground floor	1,701 sq ft/158.03 sqm	Basement	2,131 sq ft/ 197.98 sqm	TOTAL	3,832 SQ FT /356.01 sqm
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TOTAL	3,832 SQ FT /356.01 sqm						
<i>All areas are stated apx.</i>							
ANNUAL RENT	£90,000 per annum exclusive						
LEASE	A new lease is available for a term to be agreed, direct from the Freeholder.						
BUSINESS RATES	<p>We understand rates payable are £13,723 per annum. However interested parties should make their own enquiries of Lambeth council.</p> <p>We further understand that 75% rates relief is currently available under the retail, hospitality and leisure relief scheme, https://www.gov.uk/guidance/business-rates-relief-202425-retail-hospitality-and-leisure-scheme . This is reduced to 40% from 1st April 25.</p>						
EPC	E/120						
VIEWING	<p>By appointment via sole agents JARVIS KELLER 0207 251 9226 john@jarviskeller.co.uk 07876 245 302</p>						