



TO LET

Free of Tie Public House – Wandsworth Road, SW8

FORMER ARTESIAN WELL, 693 WANDSWORTH ROAD, CLAPHAM, LONDON SW8 3JF

- Prominent corner site with three storeys above basement.
- Gross internal area circa 592 sq m (6,372.2 sq ft).
- Walking distance to Wandsworth Railway Station and Clapham Common Underground Station
- The premises is currently closed

AVAILABLE AS NEW LEASE - Free of all ties

RENTAL OFFERS INVITED - (VAT will be applicable)

SUBJECT TO CONTRACT - Sole Letting Agents

LONL...

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub is situated on Wandsworth Road (A3036) at its junction with Silverthorne Road. It lies approximately 6 ½ kilometres (4 miles) south west of central London. The property is a short walking distance from Clapham Old Town and Clapham Common. The surrounding main roads comprise retail, licensed retail together with high value residential. The immediate area is well serviced by several bus routes, Wandsworth Railway Station and Clapham Common Underground Station.

A location plan is attached.

Description

The pub is arranged over ground, first and second floors. Space for seating to the front of the building.

The approximate gross internal floor areas are calculated to be: -

Basement	119 sq m (1,280 sq ft)
Ground Floor	243 sq m (2,615 sq ft)
First Floor	128 sq m (1,137 sq ft)
Second Floor	102 sq m (1,097 sq ft)
Total	592 sq m (6,372 sq ft)

The above measurements are for guidance purposes only.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From informal enquiry of the Lambeth Council it is understood that the property has a Premises Licence permitting the sale of alcohol from 10.00am until 11.30am Sunday to Thursday and from 10.00am to 01.30am on Friday and Saturday.

Planning

From enquiry of the Lambeth Council it is understood that the property is not listed but is situated within the Wandsworth Road Conservation Area.

Rating Assessment

The premises will need to be reassessed for business rates once it is open and trading, as the premises is currently closed.

Tenure

The whole building is being offered by way of a new lease on a free of tie basis. The term will be for a minimum of 20 years' subject to indexation and rent reviews to open market value every five years. The permitted use will be as a public house and premises.

Rental offers are invited on a free of tie basis.

Viewing

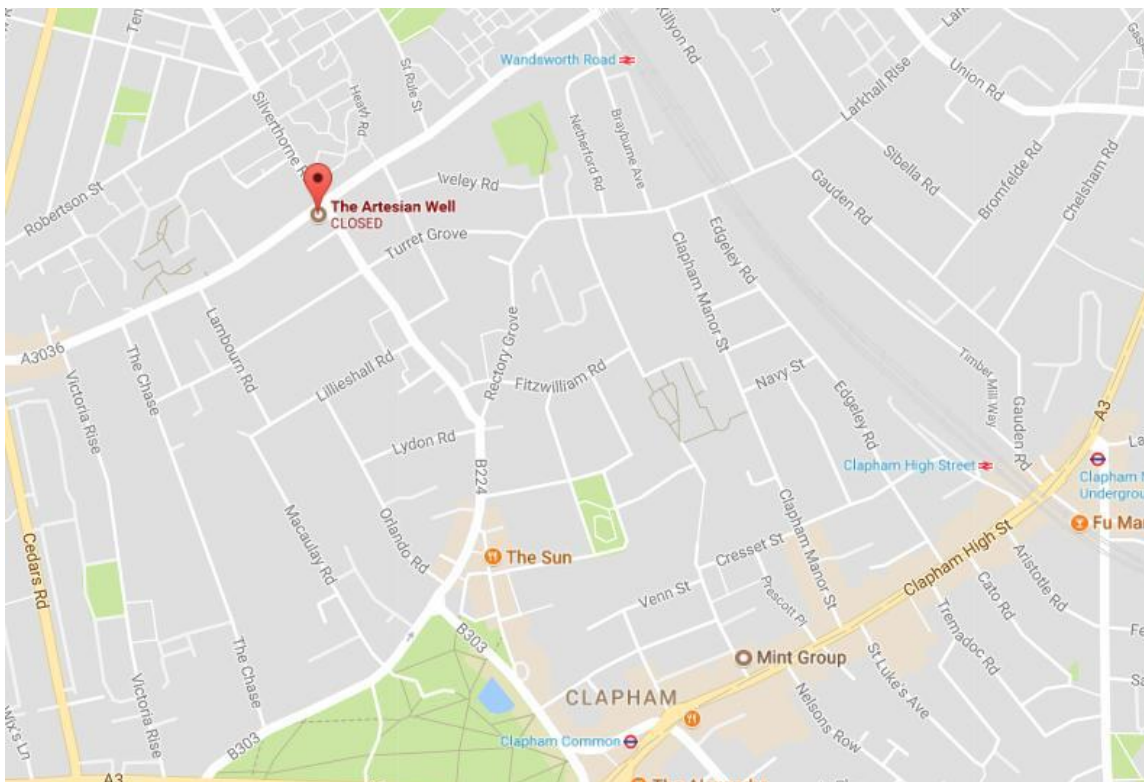
Viewings should be arranged by appointment only.

For further information, please contact James Grimes or Annabel Magnay on –

Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / annabel.magnay@agg.uk.com

EPC

An EPC report is available upon request.



Google Maps. Not to scale - Provided for indicative purpose