



PRIME RESTAURANT TO LET WIMBLEDON VILLAGE

33A HIGH STREET, WIMBLEDON VILLAGE, LONDON, SW19 5BY

- 110 covers on ground floor / 3,100 sq ft total
- Prominent situation – many restaurants nearby
- Fully fitted and closed for business
- Affluent South-West London suburb
- Net Sales previous 12 months circa £1.2m excl

TO LET - RENT £123,500 per annum

THE PROPERTY WILL BE TAKEN WITH THE BENEFIT OF ANY FIXTURES AND FITTINGS ON THE PREMISES

SUBJECT TO CONTRACT

LONL400

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc(Hons) MRICS

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

Located in a prominent position on the High Street of Wimbledon Village.

Other restaurants nearby include The Ivy Café, Giggling Squid, Carluccio's, Le Pain Quotidien, Cote and various independents.

Description

The restaurant is arranged on ground, first and second floors. Small alfresco dining to the front.

Accommodation

Ground	Provides circa 110 covers across two split level areas. Bar servery and kitchen to rear. WC toilet. Cold store, freezer, prep area and wash up.
First	Male & Female WC's. Store Room. Access to roof.
Second	Staff break out. Storage. Office.

Floor Areas (very approximate, for indicative purposes only and deduced from VOA)

Ground Floor	2,400 sq ft (GIA)
First Floor	400 sq ft (GIA)
Second Floor	300 sq ft (GIA)
Total	3,100 sq ft (GIA)

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.

Fixtures, Fittings, Furniture & Equipment

The restaurant was fitted out to a high standard by the previous tenant who is in administration. Our client has taken occupation of the property together with all fixtures and fittings, and will assign whatever rights they have in the fixtures and fittings to a prospective purchaser.

Tenure

Our client Azzurri holds a lease for a term of 35 years which expires on 26th July 2031. The current passing rent is £123,500 (July 2016 rent review outstanding) and is subject 5 yearly rent reviews thereafter.

Azzurri are prepared to assign their existing lease subject to covenant or grant a new sublease at the passing rent.

User clause – Class A3 of the Town and Country Planning (Use Classes) Order 1987. The upper floors to be used as residential or office accommodation ancillary to the use of the ground floor

Licensing

Permitted to sell alcohol ancillary to a substantial meal between the hours of:

Mon-Sat:	10:00am – 11:00pm
Sun:	10:30am – 10:30pm

Planning

The property is not listed and sits within Wimbledon Village Conservation Area.

Rating Assessment

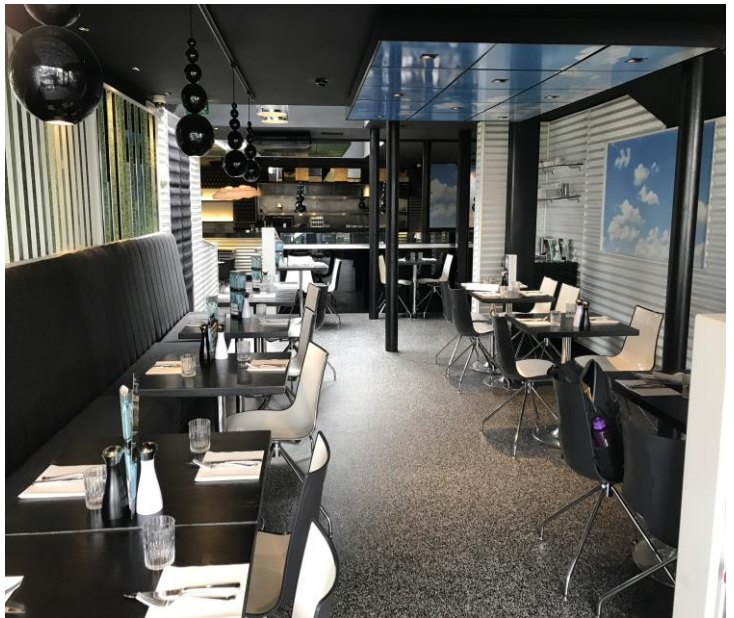
The restaurant is listed as “restaurant and premises” with a rateable value of £122,000 with effect from April 2017.

Viewing

For further information and to arrange a viewing please contact Matthew Englander or Richard Negus on 020 7836 7826 or matthew.englander@agg.uk.com / richard.negus@agg.uk.com

EPC

An EPC report is available upon request.





Experian Goad Plan Created: 16/08/2018

Created By: AG and G

50 metres

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

