

TO LET

## Waterside Pub and Adjoining Restaurant London, SW19



NB Not current photo

### WILLIAM MORRIS PH & FORMER MAMMA ROSA, MERTON ABBEY MILLS, WIMBLEDON, LONDON, SW19 2RD

- Free of tie pub and restaurant, available as a whole or individually
- Fronts the River Wandle
- Pub comprises a gross internal area of approximately 3,824 sq ft
- Former restaurant has a gross internal area of circa 2,842 sq ft
- Extensive external trade areas overlooking river
- Planning consent for installation of microbrewery (proposed plans available)

**AVAILABLE AS A NEW LEASE**

**RENTAL OFFERS INVITED**

**SUBJECT TO CONTRACT** sole letting rights

LONL393

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## Location

The properties lie within an area administered by the London Borough of Merton, approximately 11km (7 miles) south west of Central London. The immediate area is home to Merton Abbey Mills (previously Merton Abbey Works, established 1881) comprising various restaurants and retail together with weekly craft markets and events which all help to attract many visitors to the area. The local area also has an affluent residential neighbourhood including medium rise developments and nearby occupiers include a Sainsbury's superstore and a new 110,000 sq ft M&S superstore selling a full range of products and generating approximately 80,000 visitors a week.

South Wimbledon and Colliers Wood underground stations (Northern Line) are both situated within approximately ½ mile of the properties. Merton Road on the Croydon Tramlink system is also a short distance from the site.

A location plan is enclosed.

## Description

The William Morris public house is an attractive detached two storey building of brick construction. The ground floor comprises an open plan trade area with a central bar servery. Windows at the rear of the premises overlook the River Wandle. In addition, there is a large trade kitchen, beer cellar, customer toilets, and on the first floor there is a function room with single bar servery and large outside terrace, once again overlooking the river.

The former restaurant comprises of an open plan trade area that was previously used as a pizza restaurant. There are two entrances to both the front and rear of the property and glass frontage to both ends. The kitchen and bar survey are located to the side of the property and strong natural light features throughout. There is additional seating outside with marquee coverage.

It is calculated that the property has the following gross internal / gross external areas. PDF floor plans available upon request.

### William Morris

Ground Floor	293 sq m	3,194 sq ft
First Floor	59 sq m	630 sq ft
Outside Seating	186 sq m	2,011 sq ft
<b>Total</b>	<b>538 sq m</b>	<b>5,835 sq ft</b>

### Former Mamma Rosa Restaurant

Ground Floor	264 sq m	2,842 sq ft
Outside Seating	64 sq m	691 sq ft
<b>Total</b>	<b>328 sq m</b>	<b>3,533 sq ft</b>

<b>Combined Total</b>	<b>866 sq m</b>	<b>9,368 sq ft</b>
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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 properties will be connected to all mains services.

### Licensing

Tbc.

### Rating Assessment

The William Morris PH is listed as a public house and premises with a rateable value of £57,300 from April 2017.

The former Mamma Rosa restaurant is listed as a restaurant and premises with a rateable value of £27,250 from April 2017.

### Tenure

The properties will be available either individually or combined on a new free of tie lease or leases. The landlord is seeking a vibrant operator to add to the eclectic mix of the local area ideally taking advantage of the planning consent for a microbrewery.

The anticipated lease term is 15 to 20 years subject to five yearly rent reviews. The lease will be on a full repairing and insuring basis. Detailed terms by negotiation.

The landlord is inviting rental offers for the properties.

### Further Information and Viewing

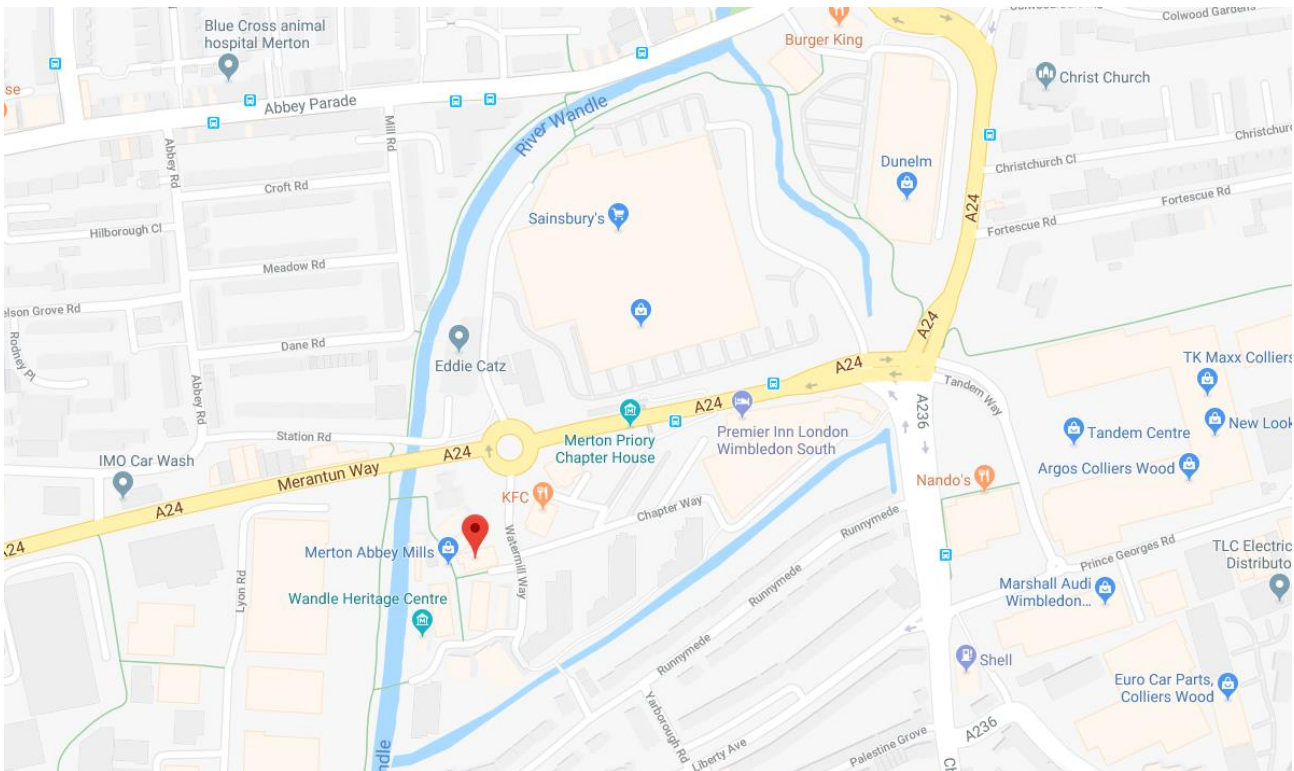
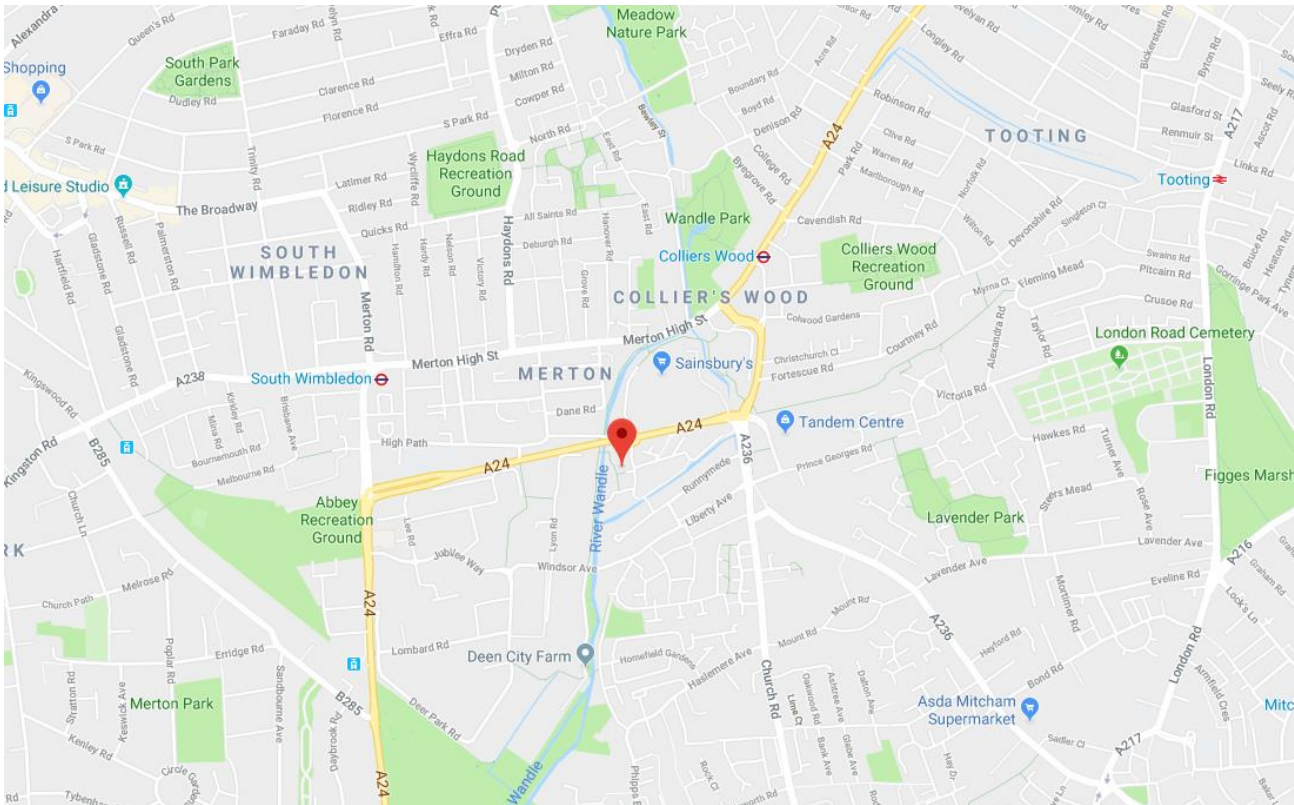
For further information and to arrange a viewing please contact Michael Penfold on - Tel: 020 7836 7826 or Email: [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)

### EPC

An EPC report is available upon request.

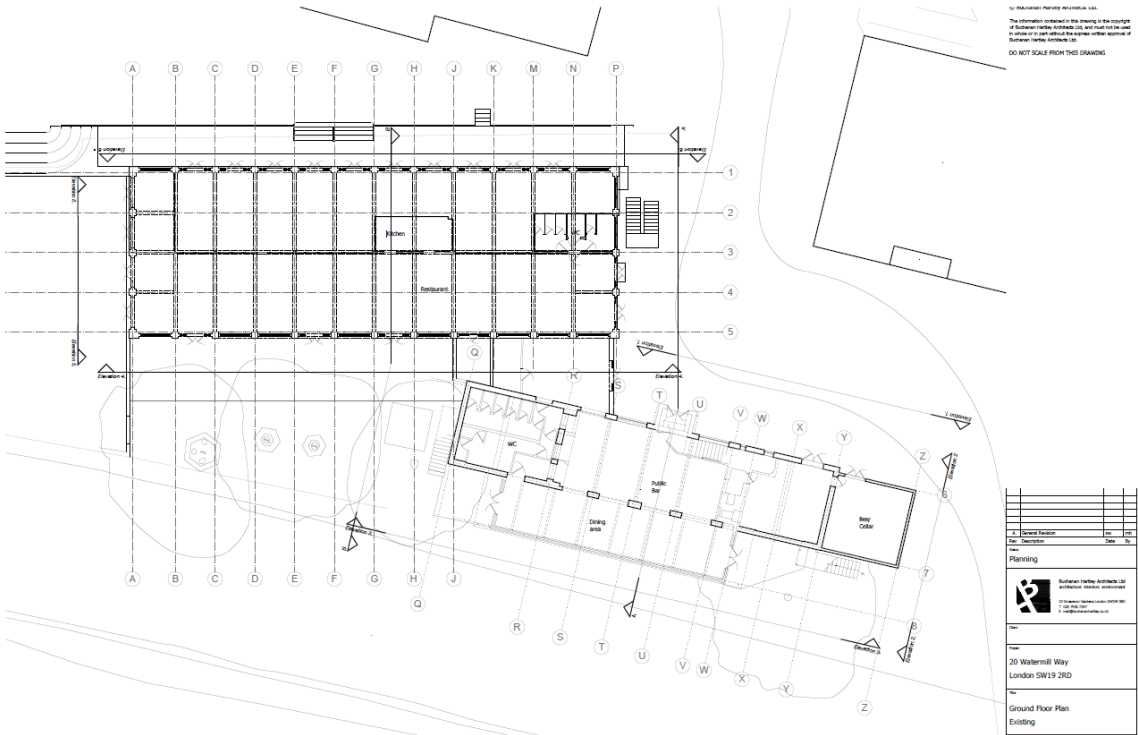








Ground Floor



First Floor

