



Jolly Gardener's, 214 Garratt Lane, London SW18 4EA

Summary

- Whole Building
- Leasehold Assignment
- Large Outside Space to the Rear
- Large Accommodation on Upper Floors
- Affluent Residential Area

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The Property is located in Earlsfield, within the London Borough of Wandsworth. The Property is situated on a prominent corner position fronting Garratt Lane and Lydden Road. The Property has the benefit of good transport links with Earlsfield Station 0.6 miles south of the property, Southfields Station, 1 mile west of the property and Wandsworth Common Station 2 miles east of the property. The surrounding occupiers include residential dwellings, retailers, restaurants, and other licenced operators.

[Google Street View](#)

The Property

The Property is a two-storey building of brick construction under a pitched tiled roof, with a single storey pitched tiled roof and glass extension to the rear.

The ground floor comprises of an open plan bar served by a single bar servery for approximately 50 covers. To the rear is a dining area for approximately 50 covers. Ancillary accommodation consists of a trade kitchen and customer WC's. The first floor comprises of two bedrooms, kitchen, bathroom, and WC. To the basement is cellarage and stores.

To the rear is beer garden for approximately 90 covers. The garden also has a covered 'snug' area for approximately 20 covers with it own TV.

Floor Areas

The approximate gross internal floor areas for the property are as follows:

Floor	Sq ft	Sq m
Ground	1,647	153
First	807	75
Total	2,454	228

Tenure

Leasehold.

Terms

The property is held on the remainder of a Deed of Variation from April 2021 at a rent of £35,000 per annum. The lease is contracted inside the Landlord and Tenant Act 1954. The lease is tied to Stonegate Pub Company on draft, bottled beers, and ciders. The landlord will require sureties of a rent deposit and personal guarantees.

Premium

Offers invited.

Dilapidations

A schedule of dilapidations will be provided. The works of these dilapidations will be negotiated between the parties.

Planning

The premises benefits from Sui Generis Use.

Licensing

There is a Premise Licence in place allowing for the sale of alcohol at the following times:

Monday to Thursdays	10:00am to 00:00am
Fridays and Saturdays	10:00am to 01:00am
Sunday	12:00pm to 00:00am

Fixtures and Fittings

All fixtures and fittings that are located at the property will remain.

Rateable Value

The current rateable value is £28,300.

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.