



18 Hartfield Road, Wimbledon, London SW19 3TA

Location

Wimbledon is a busy and affluent part of greater London, and the focal point for a large and affluent catchment. The premises are situated in the main retail and leisure precinct close to the station which provides Mainline & Underground services. The area is home to a significant office population and numerous hotels including a Travelodge directly opposite. An Odeon Multiplex, Curzon Cinema, and the Wimbledon Theatre are in the immediate vicinity.

Bills, Wahacca, Tampopo, Popeyes, Gails and numerous pubs, and gyms are in the immediate vicinity. For an understanding of the location: [Google Street View](#)

Description

The premises are arranged over entirely over ground floor and have a massive 50m frontage along with outside seating potential. We understand the gross internal area to be:

Ground Floor	762 sq m	8,200 sq ft
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* There is the potential to split the unit subject to requirements.

Tenure

The premises are available on a new lease outside the L&T Act 1954. The quoting rent is £200,000 per annum exclusive.

Service Charge

The current service charge estimate is £27,000 per annum.

Planning / Licencing

The premises benefit from Suis Generis planning, with E Class and other uses being considered.

There is a premises licence provides a capacity of 700 people and permits the sale of alcohol at the following times:

Mon & Tue	10:00 – 23:00
Weds - Sun	10.00 - 00.00

Business Rates

The premises has an estimated rateable value of £76,096.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

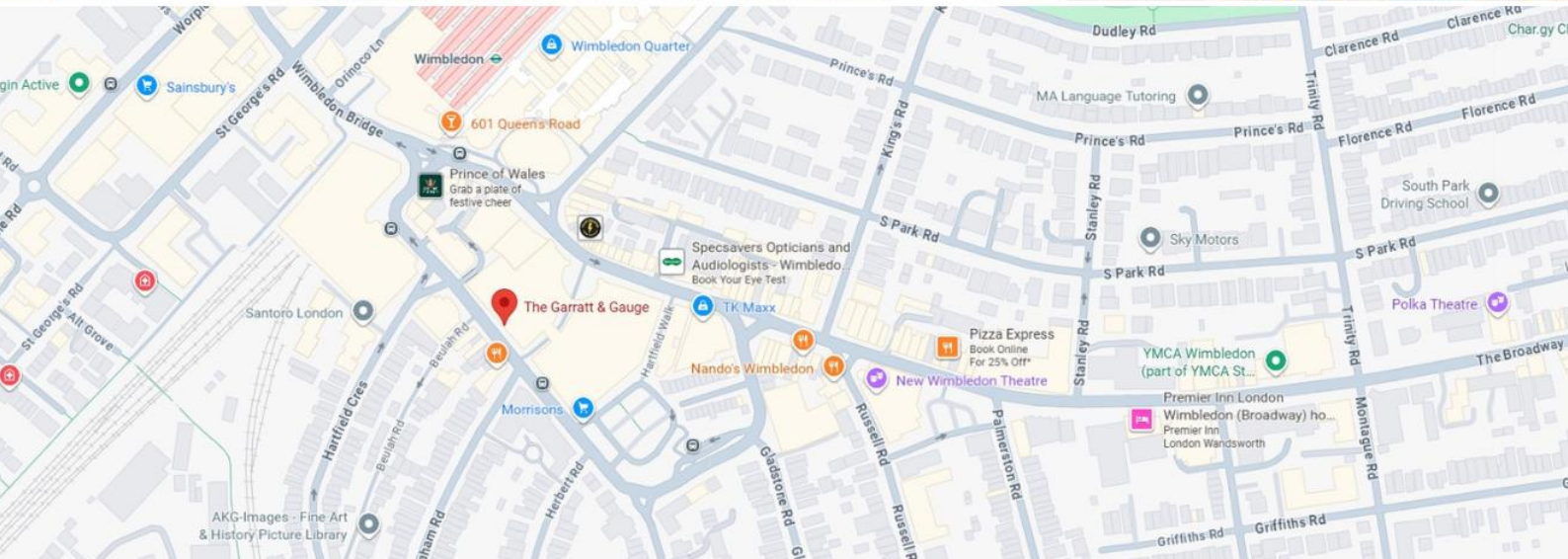
Paul Tallentyre
Executive Director
0207 299 0740
ptallentyre@dcl.co.uk



**DAVIS
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8,200 SQ FT LICENCED PREMISES

TO LET - WIMBLEDON, SW19



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