

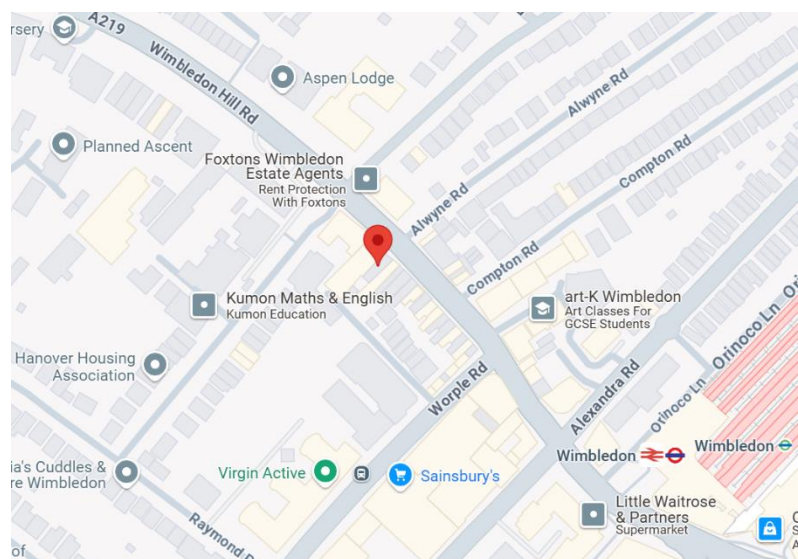


56 Wimbledon Hill Road, London SW19 7PA

Summary

- Ground Floor and Basement Lock up
- High Street Location
- Close to train Station
- Would suit a variety of uses

Rental offers sought



Viewing is strictly by prior appointment with sole agents
Davis Coffe Lyons: dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
0207 299 0695
cstart@dcl.co.uk

Location

The subject property is situated in a busy town centre location, adjacent to one of the main bus stops and above the Post Office. Wimbledon town centre provides an extensive range of amenities as well as excellent transport links with Wimbledon mainline station within a short walk, offering rail, underground and tram services. Trains into Waterloo and Central London take approximately 16 minutes.

For a better understanding of the location please review [Google Street View](#).

Description

The premises is arranged over the first, second and third floors providing self-contained good quality accommodation, with access direct off Wimbledon Hill Road. There is also basement storage and lift access to all upper floors. The property is also fully hard wired.

Floor Areas

The approximate gross internal areas for the whole pub are as follows:

Ground	110.08 sq m	1,185 sq ft
Basement	130.06 sq m	1,400 sq ft
Total	240.14 Sq m	2,585 sq ft

Terms

A new lease is available on terms to be agreed.

Rental offers sought for the Ground and basement or just Ground floor.

Planning

The Premises benefits from E class Use.

Rateable Value

The current rateable value is £53,500.

EPC

An EPC has been commissioned 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.