



18 HIGH STREET, LONDON, WIMBLEDON VILLAGE, SW19 5DX

3,564 SQ FT / 329.9 SQ M

Prime E-class Restaurant Opportunity Available

Additional Rear Courtyard Garden



# 18 HIGH STREET LONDON, WIMBLEDON VILLAGE, SW19 5DX

## LOCATION

The premises are located in a prime position on the High Street in the centre of Wimbledon Village opposite Megans Café. Retailers in close proximity include Paul, Gails Bakery, Pizza Express, The Ivy, Joe & The Juice, Giggling Squid, Carluccio's, Farrow & Ball, CP Hart, Prezzemolo e Vitale and The Dog & Fox.

There is also a designated delivery area beside the property.

## TERM

The premises are held on an effectively full repairing and insuring lease for a term of 20 years from 25 December 2011. The lease is contracted inside the Landlord & Tenant Act 1954.

## RENT

Passing rent £175,000 pax.

## PREMIUM

Offers Invited.

## ACCOMMODATION

The premises are arranged over ground and first floors having the following approximate areas;

Shop Depth	65 Ft 9 Ins	19.84 Sq M
Ground Floor Sales	2,087 Sq Ft	193 Sq M
First Floor Kitchen	493 Sq Ft	45.50 Sq M
Rear Courtyard	984 Sq Ft	91.41 Sq M
Total	3,564 Sq Ft	329.91 Sq M

## RATES (2022/23)

Rateable value:	£123,000
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Rates payable (UBR multiplier: £0.512):	£62,976
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A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

## EPC

An EPC will be made available upon request.

## LEGAL COSTS

Each party to bear their own costs

## VAT

VAT will be charged at the appropriate rate, if applicable

## VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

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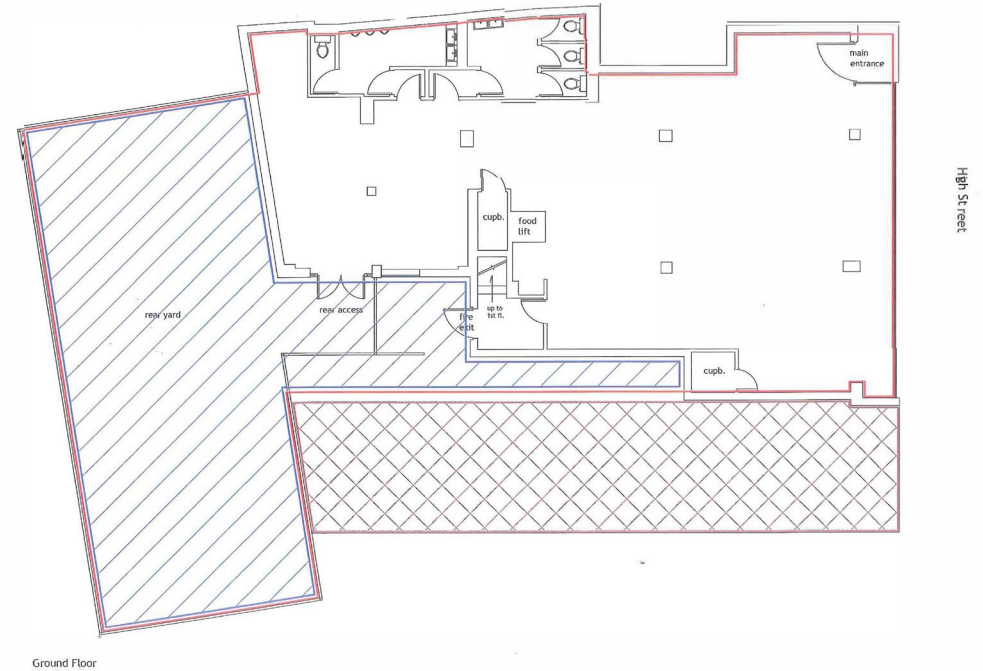
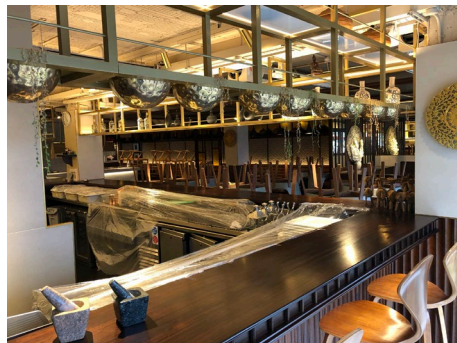
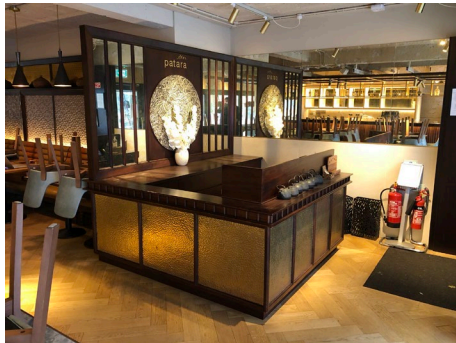
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Experian Goad Plan Created: 26/04/2022  
Created By: Stephen Kane and Co

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