

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

**3,382 SQ FT APX.**

**PUB (FREE OF TIE)**

**TO LET ON NEW LEASE**

**NEXT TO PREMIER INN & SAINSBURYS  
OPPOSITE TESCO**



**642 WANDSWORTH ROAD, LONDON SW8 3JW**

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# 642 WANDSWORTH ROAD, LONDON SW8 3JW

LOCATION	<p>Situated on the north side of Wandsworth Road, the premises is very close to the junction with Lavender Hill and Queenstown Road.</p> <p>The premises are well located adjacent to a Premier Inn Hotel and Sainsburys and opposite Tesco. Caffé Nero is also close by.</p> <p>Clapham Common tube station (Northern line) and Wandsworth Road (London Overground) station are within walking distance.</p>	
DESCRIPTION	<p>Comprising a ground floor and basement public house, free of tie.</p> <p>The ground floor benefits from a large fitted bar, booth seating, kitchen with flue in place for extraction, disabled WC and air con (not tested).</p> <p>The basement comprises a separate bar, large trading area with additional booth seating, ample storage, office and male and female WCs.</p>	
AREA	Ground floor	1,701 sq ft/158.03 sqm
<i>All areas are stated apx.</i>	Basement	2,131 sq ft/ 197.98 sqm
	<b>TOTAL</b>	<b>3,382 SQ FT /356.01 sqm</b>
ANNUAL RENT	£90,000 per annum exclusive	
LEASE	A new lease is available for a term to be agreed, direct from the Freeholder.	
BUSINESS RATES	We understand rates payable are £13,561 per annum. However interested parties should make their own enquiries of Lambeth council.	
EPC	E/120	

## VIEWING

**By appointment via sole agents**

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