

91

HIGH STREET,
WIMBLEDON

RESTAURANT OPPORTUNITY

1,775 SQ FT

Location

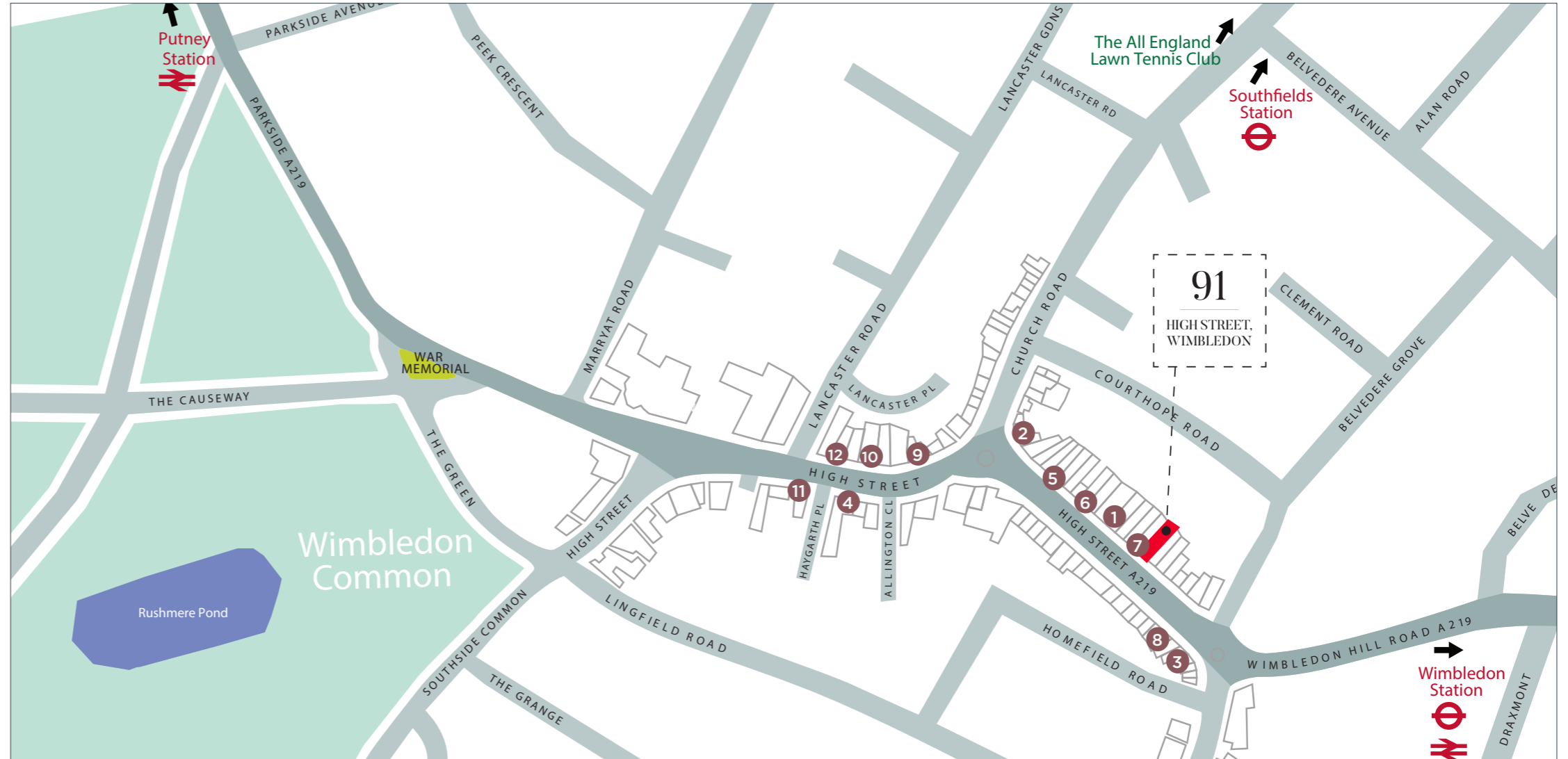
Wimbledon Village, nestled southwest of London, exudes a quaint charm that seamlessly blends history with modernity.

Famous for hosting the prestigious Wimbledon Tennis Championships, the village itself boasts a picturesque atmosphere with tree-lined streets, boutique shops, and charming cafes.

Wimbledon has excellent transport connections, making it easily accessible from various parts of London and beyond. Wimbledon Station provides frequent train services to London Waterloo.

Wimbledon is served by the District Line of the London Underground connecting the area to central London. The Tramlink service connects Wimbledon with other areas in South London, including Croydon and Beckenham Junction.

There are numerous bus services operating in and around Wimbledon, offering links to neighbouring areas and facilitating local transportation.



Local Occupiers

- 1 Megans in the Village
- 2 The Ivy Cafe Wimbledon
- 3 Gails
- 4 Matches Fashion
- 5 Joe and the Juice
- 6 Pizza Express
- 7 Farrow and Ball
- 8 Cote Brasserie
- 9 Ba&sh
- 10 Bayley & Sage
- 11 Orlebar Brown
- 12 Hobbs



The Building

The architecture reflects a harmonious mix of period buildings and contemporary residences. Wimbledon Common, a sprawling green expanse, offers a serene retreat for residents and visitors alike, providing a perfect balance between urban living and natural beauty.

The village's vibrant cultural scene, characterized by art galleries and community events, adds to its allure, making Wimbledon Village a timeless and idyllic location.

Nearby occupiers include Megans, The Ivy, Giggling Squid, Cote, Patara, Prezzemolo & Vitale, Space NK and Sweaty Betty.

Accommodation

The premises have the following net internal floor areas.

Floor	Use	Sq Ft	Sq M
Ground	Restaurant	1,172	109
Basement	Restaurant	603	56
Total		1,775	165





The Opportunity

Tenure

The lease is available for a term to be agreed, subject to vacant possession.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act Part II as amended.

Rent

Rent upon application.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Service Charge

Service Charge to be provided upon application.

Planning

Class E.

VAT

The property is elected for VAT.

EPC

An EPC is available upon request.

Business Rates

The rateable value of the property is £55,500 from 1 April 2023.

Interested parties should make further enquiries with the London Borough of Merton.

Viewing

For further information, or to schedule a viewing, please contact sole agents Levy Real Estate:

Liv England

t: 07530 807 800

e: liv.England@levyrealstate.co.uk

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