

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

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





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LOCATION	Situated on the north side of Wandsworth Road, the premises is very close to the junction with Lavender Hill and Queenstown Road. The premises are well located adjacent to a Premier Inn Hotel and Sainsburys and opposite Tesco. Caff� Nero is also close by. Clapham Common tube station (Northern line) and Wandsworth Road (London Overground) station are within walking distance.		
DESCRIPTION	Comprising a ground floor and basement public house, free of tie. 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). The basement comprises a separate bar, large trading area with additional booth seating, ample storage, office and male and female WCs.		
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	
	TOTAL	3,382 SQ FT /356.01 sqm	
ANNUAL RENT	�75,000 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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