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www.whitedrucebrown.com

**NEW TO THE MARKET
PRELIMINARY DETAILS
PROMINENT "E" CLASS UNIT AVAILABLE ON A NEW LEASE**

**25 HIGH STREET
WIMBLEDON
SW19 5DX**



- **BUSY, AFFLUENT, ATTRACTIVE VILLAGE**
 - **PROMINENTLY SITUATED**
 - **NEW LEASE**

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Location

Wimbledon Village is a characterful village in an affluent catchment area with excellent transport facilities; regular service from Wimbledon to Waterloo (District Line), tramlink with immediate connections to prominent south London areas such as Croydon and various bus routes serving the immediate area. The property is prominently situated with a return frontage at the High Street's junction with Allington Close within close proximity of an extensive range of shops, restaurants and delis to include Megan's Café, The Ivy, Pizza Express, Giggling Squid and Prezzemelo E Vitale.

Accommodation

Currently comprising a fully fitted restaurant with the following areas;

Ground Floor:

1,295 sq.ft.

Basement:

Stores	254 sq.ft.
Kitchen	403 sq.ft.
Staffroom/Store	133 sq.ft.
Wine Cellar	30 sq.ft.
Toilets & Circular	
Staircase	364 sq.ft.

Rent

Offers in the order of £110,000 p.a.x.

Business Rates

The current rates payable are £36,309 pa.

Terms

New lease available by negotiation.

EPC

The property has a current "B" rating to expiry 13th January 2033.

Legal Costs

Each side's legal costs to be borne by the respective parties.

Possession

Offered December 2025 (possibly earlier subject to negotiation)

All enquiries

Jonathan Green, 07778 803090.