

# TO LET

128.8 SQ. M (1387 SQ. FT) APPROX.

156 ARTHUR ROAD, WIMBLEDON, SW19 8AQ

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **PROMINENT RESTAURANT PREMISES**
- **CLOSE TO WIMBLEDON PARK STATION**
- **BUSY RESTAURANT/COFFEE SHOP LOCATION**
- **GROUND FLOOR AND BASEMENT**
- **FULLY FITTED KITCHEN AND BAR AREA**
- **REAR YARD AND PARKING**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 156 ARTHUR ROAD, SW19 8AQ

## LOCATION

The property is situated on the southern side of Arthur Road, within 150 metres of Wimbledon Park (District Line) Station.

The property forms part of a popular local parade of retailers, coffee shops and restaurants and is located opposite a Co-Op convenience store.

## DESCRIPTION

The property comprises a ground floor restaurant currently fitted to provide a bar and seating area benefitting from wooden flooring and AC units. There is also a fully fitted open kitchen.

A staircase leads to the lower ground floor which provides a large open plan area and two WC's. There is access to a yard to the rear suitable for loading and parking for 2 - 4 cars.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

	<b>SQ. M</b>	<b>SQ. FT</b>
GROUND FLOOR	64.1	690
LOWER GROUND FLOOR	64.8	697
<b>TOTAL</b>	<b>128.8</b>	<b>1387</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£37,000 per annum exclusive.

## BUSINESS RATES

2023 Rateable Value: £30,750

For confirmation of rates payable, please contact the business rates department of Merton Council.

## ENERGY PERFORMANCE RATING

Energy Rating: C59

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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