

MERTON RESTAURANT/CAFÉ/RETAIL PREMISES

1,743 SQ FT GROSS



190 Merton High Street, SW19 1AX

TO LET

- Restaurant/café/retail premises.
- 24 metre depth return frontage.
- 100m from South Wimbledon tube.
- A3/A1 consents.

Regulated by RICS

Location

The premises are located in a prominent position on the A328 Merton High Street at its Junction with Hardy Road. South Wimbledon (Northern Line) tube station is approximately 100 metres.

Description

The premises are currently fitted out as a bar and restaurant.

The accommodation extends to some 24 metres in depth and has a return frontage along Merton High Street and Hardy Road, and is ideal for a café/restaurant with pavement access along Hardy Road. Alternatively, the premises would suit a retail user.

Amenities

- Gas fired central heating.
- Comfort cooling.
- WC accommodation.
- Bar/Servery area installed.

Accommodation (Measured on gross internal basis):

Ground floor 1,743 sq ft 162.05 sq m

Tenure

The premises are offered on a the basis of a new fully repairing and insuring lease for a term of years to be agreed. Details of rental upon request.

Use

The premises currently benefit from A3 planning consent restaurant and café use.

An A3 use permits a change of use to A1 (retail) or A2 (financial and professional services). Other uses may be considered.

NB There is no current licence for alcohol sales.

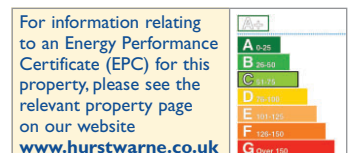
Business Rates

We are currently awaiting a new split assessment from the Valuation Office.

For further information:

Strictly by appointment with the sole letting agents:

Maurice Johnson
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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