

## A1 / A3 / A4 PREMISES TO LET ON NEW LEASE



## HARE & HOUNDS

(Public House)

99 SUMMERSTOWN

TOOTING

LONDON

SW17 0BQ

- *Highly prominent corner premises on busy intersection*
- *Ground floor approx. 1,600 sq ft plus basement*
- *Car park for 10 vehicles*
- *New lease at a rent of **£25,000 pa exclusive***



**DRAKE  
& COMPANY**

PROPERTY CONSULTANTS

180 Piccadilly  
London  
W1J 9HF

020 7495 7500

## LOCATION

The property commands a bold corner trading location at the extremely busy intersection of Plough Lane (B325) with Summerstown (B325) and Wimbledon Road. The property is immediately opposite Wimbledon Greyhound Stadium where Saturday & Sunday car boot sales/markets considerably increase footfall. Also facing is a retail park which includes Currys, Wickes, Allied Carpets, Carpetright, Pets At Home, Topps Tiles and Tile Giant. The locality is a mix of commercial and residential properties including a number of high rise flats.

## PROPERTY

The available accommodation is arranged on ground and basement levels providing the following approx. areas and dimensions.

Gross frontage including splay	103 ft	31.39 m
Ground Floor	1,600 sq ft	148.6 m <sup>2</sup>
Basement (restricted ceiling height only 4 ft 6 ins)	1,600 sq ft	148.6 m <sup>2</sup>

There will be designated 10 car parking spaces.

## NEW LEASE TERMS

A new full repairing and insuring lease is available for a term to be agreed.

## RENT

£25,000 per annum exclusive of rates. VAT payable.

## LEGAL COSTS

The ingoing tenants will be responsible for the payment of the landlord's reasonable legal costs incurred in the transaction.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment for the existing building is as follows for the year 2010/2011.

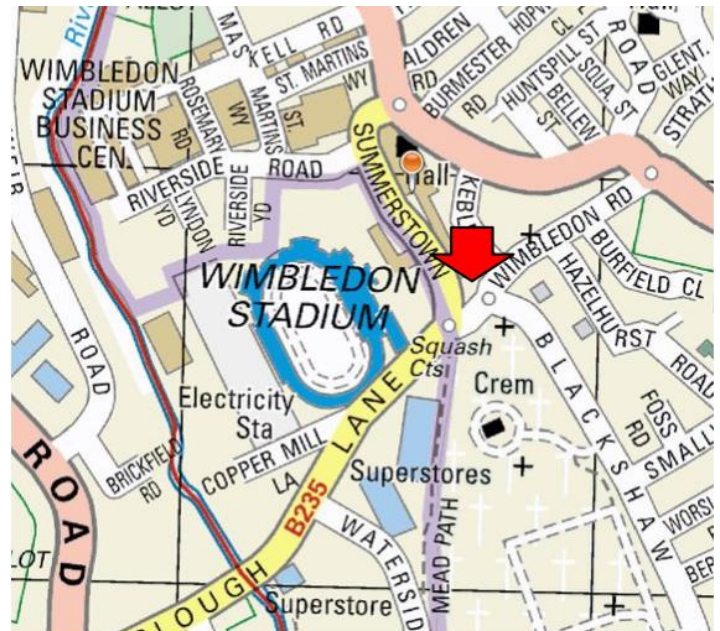
Rateable Value	£12,000
Rates Payable	£4,968

Interested parties are advised to verify these figures with the Business Rates section of the London Borough of Wandsworth on 020 7378 5941.

The above figures included the upper part, which our clients will be converting into residential accommodation.

## VIEWING

For further information or to arrange an appointment to view please contact **Clive Drake** of sole agents Drake & Company on **020 7495 7500** or [clive@drakeproperty.co.uk](mailto:clive@drakeproperty.co.uk)



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