

TO LET Bar & Restaurant Opportunity Wandsworth

12 & 13 Barley Walk, Ram Quarter
London, SW18 4LB

Key information

- 2 fully fitted units operating as a bar and restaurant
- Prime location with strong visibility
- Up to 2,516 sq ft



Contact

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Location

Ram Quarter is the mixed-use development of the former Young's Brewery on Wandsworth High Street. There are 338 residential dwellings which create a community hub that has been carefully curated with occupiers such as **Story Coffee, Meet Quarter, Sambrook's Brewery, Sushi Moka and more.**

The site is located on Wandsworth High Street, opposite Southside Shopping Centre, benefiting from high footfall and passing traffic. Wandsworth has a highly affluent population of approximately 330,000 with 43.30% of residents categorised in the most affluent AB social grade.

The property is adjacent to the new Wandsworth Mills development by Berkley Homes which is due to deliver 375 new homes alongside the River Wandle.

Accommodation

The premises are arranged over the ground floor only and both benefit from a return frontage and external seating opposite to the River Wandle.

Terms

Both units are available by way of an assignment (see next pages for details).

Alternatively, a new lease could be negotiated by way of an agreement with the landlord.

Premium

Offers Invited.

Business Rates

We are advised that the Business Rates are as follows:

	12 Barley Walk	13 Barley Walk
Business Rates	£32,000	£46,750
UBR	£0.382	£0.382
Rates Payable	£12,224	£17,858.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.



Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Viewing

Strictly via the joint letting agents only.

Energy Performance Rating

Energy Performance Asset Rating of A(20) for 13 Barley Walk and C(70) for 12 Barley Walk. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Unit 3A.02, 12 Barley Walk, London SW18 1UL

Currently operated as a restaurant which benefits from a return frontage and external seating, the approximate floor areas are as below:

	Sq m	Sq ft
Ground	97	1,044
Total	97	1,044
External	19	207

The property is fully fitted as a restaurant with an induction kitchen and toilet facilities.



Terms

The property is available by way of an assignment of the current lease expiring on the 10th November 2040 with no break option. The current rent is £50,000 per annum with the next rent review in November 2030, the rent is to be reviewed every 5 years.

Service Charge & Insurance

£4,868.72 per annum service charge, subject to annual review.
Insurance charge of £1,930.21 for the period 25/26.

Utilities

3-Phase Electricity
Induction Kitchen
Extraction Route



Unit 3A.01, 13 Barley Walk, London SW18 1UL

Currently operated as a fully fitted bar with a cold room, toilets and external seating. The approximate floor areas are as per the below:

	Sq m	Sq ft
Ground	137	1,472
Total	137	1,472
External	46	490

The property has been fitted out to a high standard, all fixtures and fittings remain in situ.



Terms

The property is available by way of an assignment of the current lease expiring on the 10th November 2040 with a mutual break option in June 2031. The current rent is £55,000 per annum with the next rent review in November 2030, the rent is to be reviewed every 5 years.

Service Charge & Insurance

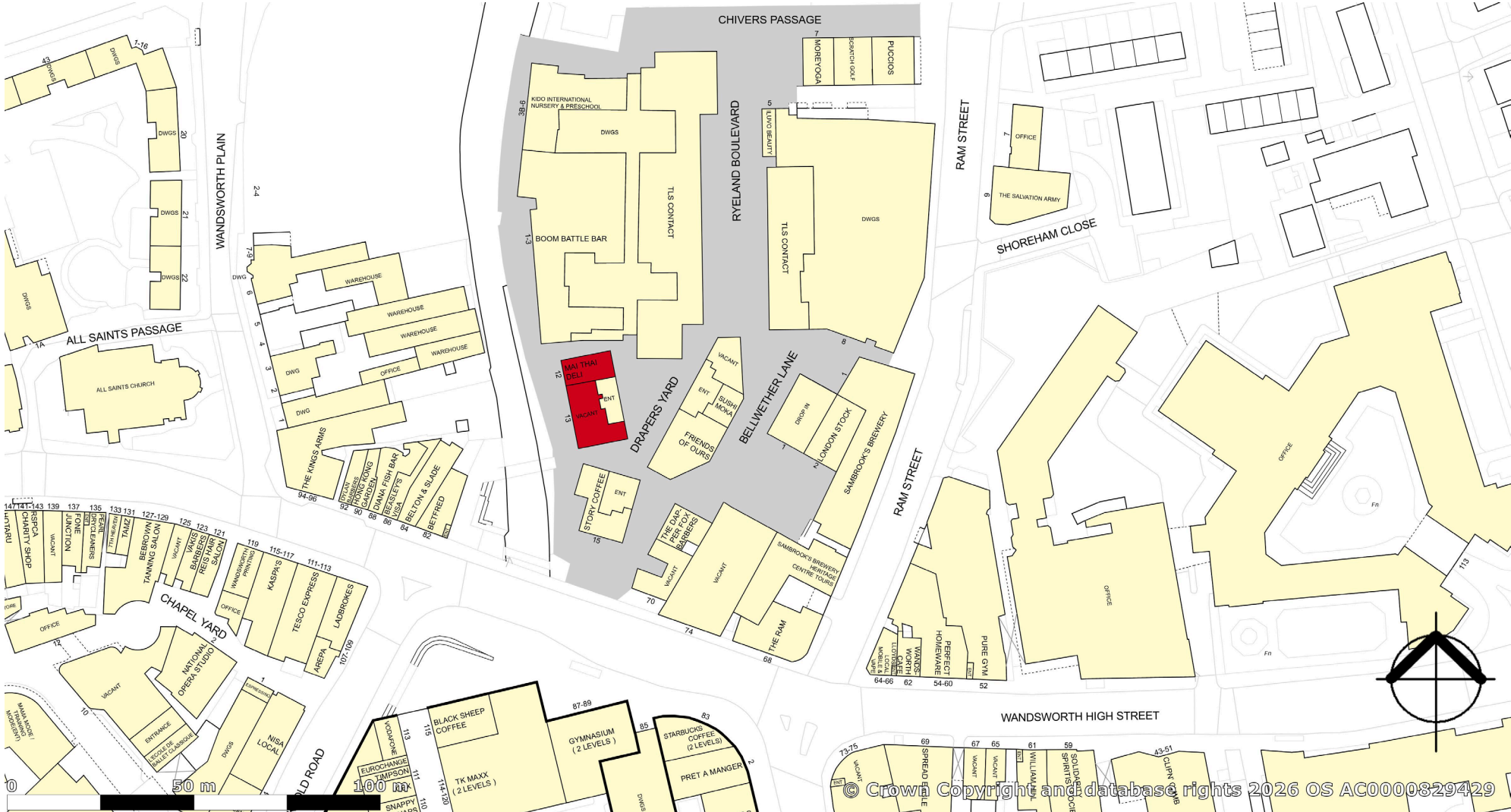
£6,954.80 per annum service charge, subject to annual review.
Insurance charge of £2,725.03 for the period 25/26.

Utilities

3-Phase Electricity

Gas

Location Plan



For further details contact:

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