

8-12 COOMBE LANE

RAYNES PARK • SW20 8ND



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Key Highlights:

- Prominent mid terrace public house to let
- New lease with rental offers invited at £90,000 per annum
- Ground floor 4,895 sq ft (455 sq m) / Basement 2,691 sq ft (250 sq m)
- Located in close proximity to Raynes Park station
- Covered beer terrace

Location

Raynes Park is a popular residential suburb located in Wimbledon, south-west London within the London Borough of Merton. Putney is located approximately 4 miles (6.4 kilometres) north and Wandsworth approximately 4.8 miles (7.7 kilometres) north east.

The property occupies a prominent position on Coombe Lane (A238) which adjoins Lambton Road to the west and Worple Road to the north east. Nearby occupiers include Greene King, Boots and Starbucks.

Raynes Park station is located just 0.1 miles (0.16km) south of the property and provides regular services to London Waterloo via South Western Railway in a journey time of approximately 21 minutes. Wimbledon has excellent transport links with the A3, M25 south circular and A24 all being easily accessible.

Description

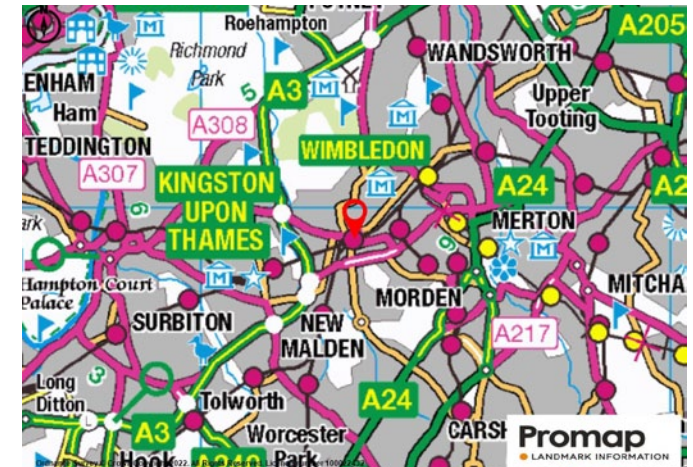
The property comprises the ground floor and basement of a larger four storey, mid terraced building with exposed brick elevations.

The ground floor comprises a large open plan trading area with a bar servery to the right and a further trading area to the rear. There is a large commercial kitchen to the right of the trading area and a small storage area to the left of the bar servery. To the left is a disabled customer W.C.

The property benefits from a small covered external terrace located adjacent to the entrance.

The basement is accessed by two interior staircases and comprises both male and female customer W.C's, staff room with male and female staff toilets, a manager's office, a large beer cellar and further dry storage. The beer cellar benefits from access to a goods lift to the rear.

There is a large plant room located on the first floor which is accessible to the rear of the premises via an external staircase. There are three private car parking spaces to the rear fire exit.



Approximate Floor Areas GIA

FLOOR	DESCRIPTION	SQ.M	Sq.Ft
GROUND	Trading	455	4,895
BASEMENT	Storage & Ancillary	250	2,691
FIRST FLOOR	Plant Room	78	709
TOTAL		783	8,295

Planning

The property currently benefits from Sui Generis use and is not a listed building, nor is it situated in a conservation area.

Premises License

The property does not currently benefit from a premises license and an ingoing tenant will need to apply for one through the local council.

Rateable Value

The subject property is entered in the 2017 Rating List with a Rateable Value of £83,000.

EPC

D-93.

Tenure

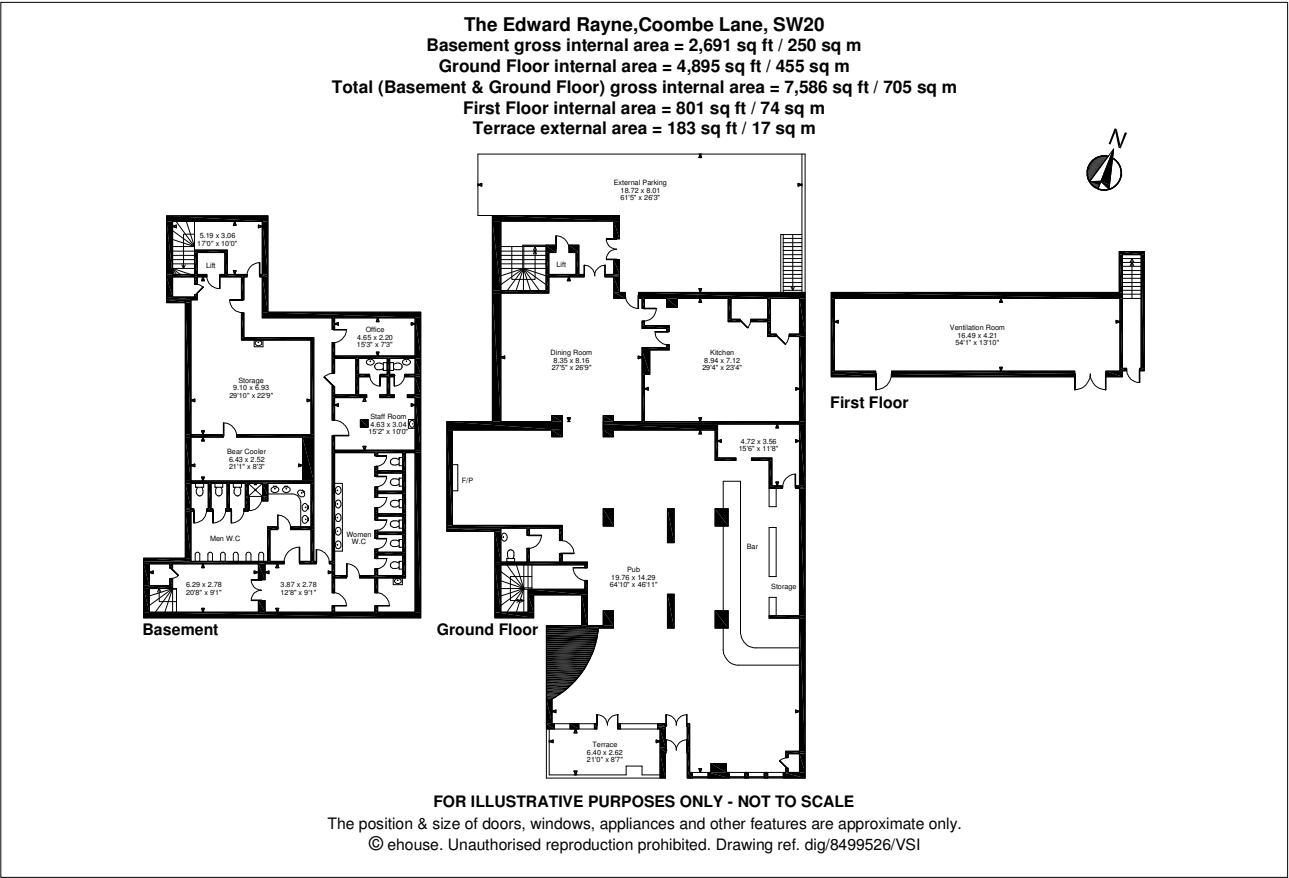
Rental offers are invited at £90,000 per annum for a new free of tie lease.

Fixtures & Fittings

The premises has been mostly stripped with the exception of beer cellar cooling equipment.

Viewing

For further information and all formal viewing requests please contact the sole selling agents Savills.





savills

Elliott Routh

T: +44 (0) 20 3618 3572

M: +44 (0) 7779 779797

Email: elliott.routh@savills.com

James Grasby

T: +44 (0) 20 7409 8178

M: +44 (0) 7866 203 540

Email: james.grasby@savills.com

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