



COMMERCIAL UNIT

HUNTER WING

ST GEORGE'S
MEDICAL SCHOOL

LONDON
SW17 0RE



E CLASS
LEASE FOR SALE

LOCATION

St George's Hospital, located in the centre of Tooting, is one of the UK's largest teaching hospitals and the largest hospital in London with 9,000 staff, 1,300 beds and 5,500 student doctors.

The subject unit is located on the second floor of the Hunter Wing, close to the student union. Other nearby retailers include Pret a Manger, Red Basil, Pea Bodys and a university shop.

DESCRIPTION

The shop is suitable to a variety of uses, however it is currently configured as a café with 80 covers, benefitting from a spacious kitchen and coffee bar.

ACCOMMODATION

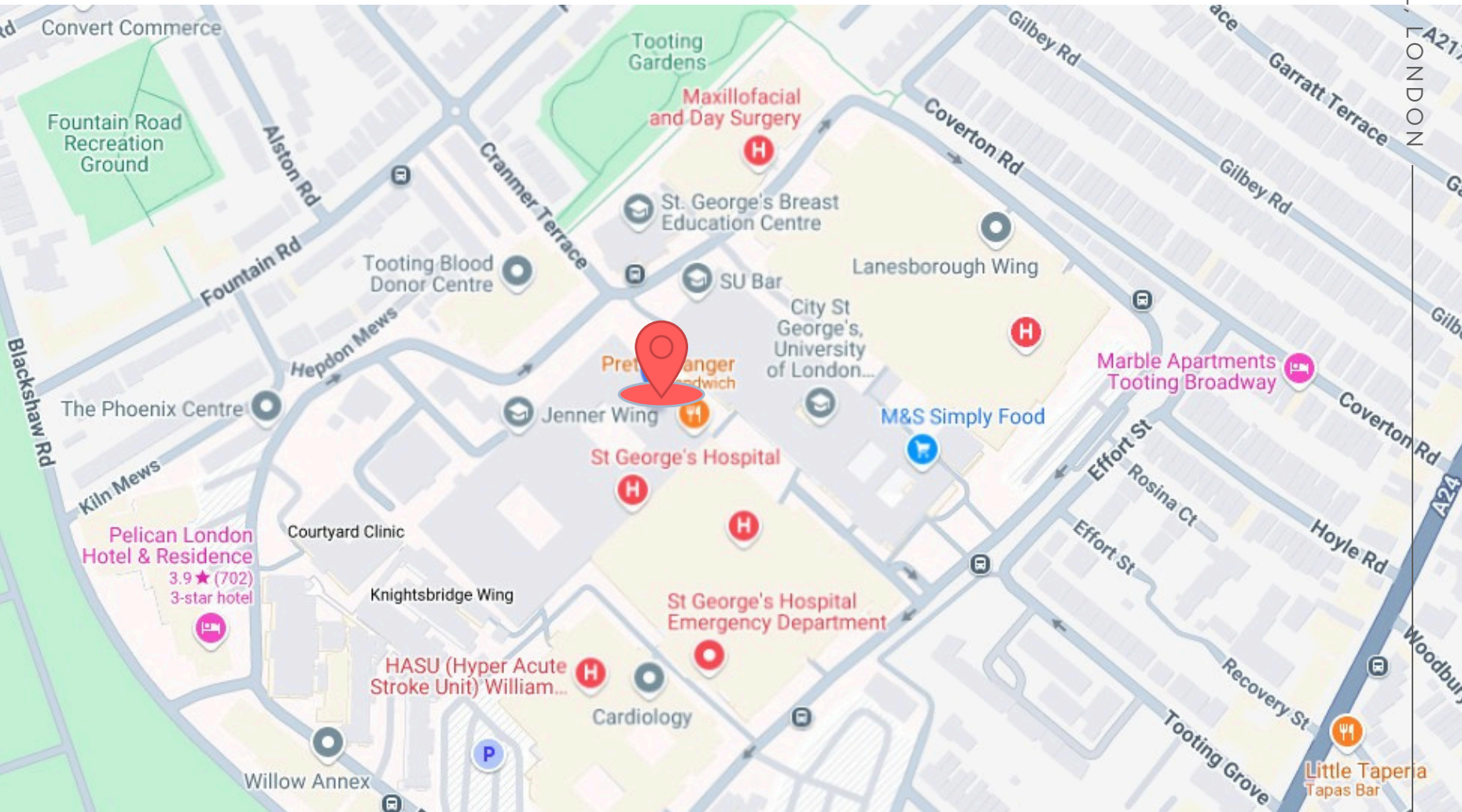
The property is arranged over the second floor of St George's Hospital, with the following approximate areas:-

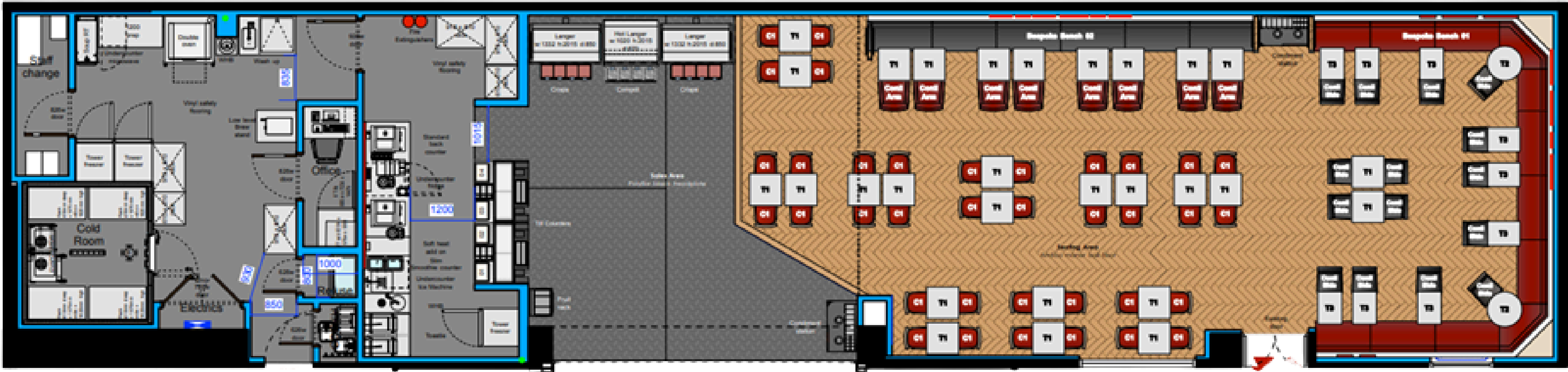
Second Floor	171 Sq.m	1,841 Sq.ft
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LEASE

Held on a 10 year eFRI lease from 1 September 2017, with the lease due to expire 31 August 2027 held outside the Landlord and Tenant Act 1954.

Alternatively, consideration will be given to a new lease, further details upon application.





TERMS

Offers invited for a lease assignment.

RENT

The current rent is the higher of £18,420 per annum or 10% turnover.

RATES

The VOA website shows an entry in the current Rating List of £42,500. For rates payable please refer to the Local Charging Authority, Wandsworth Borough Council – 020 8871 6000.

EPC

Further details available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction

FURTHER INFORMATION

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >