

**LEWIS
& CO**



14 LEOPOLD ROAD

WIMBLEDON, SW19 7BD

CLASS E - TO LET

1,321 SQ FT

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DESCRIPTION

A rare opportunity to acquire a high-quality ground floor Class E commercial unit extending to approximately 1,321 sq ft. Previously trading as a restaurant, with extraction in situ, active alcohol license, plus kitchen equipment (untested).

It benefits from good natural light and the unit sits within a strong residential and commercial catchment and is ideally suited to a range of occupiers.

LOCATION

Situated in the heart of Leopold Road, a well-established and vibrant area of Wimbledon. The area providing immediate access to a wide range of quality independent businesses.

Wimbledon and Wimbledon Park stations are equidistant a short walk away, providing easy access into central London and to the southwest via the District line, rail and tram networks

SPECIFICATION

- Extraction
- Active alcohol license
- 3 phase power
- W.C
- Air conditioning
- Outside seating (subject to license)

FLOOR AREAS

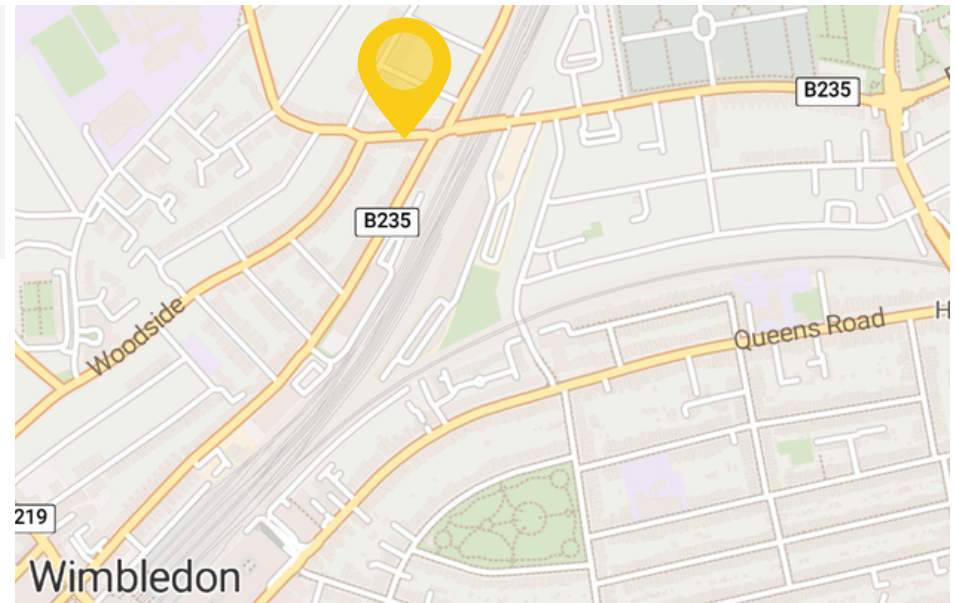
Floor	sq ft	sq m
Ground	1,321	123

TERMS

A new lease, terms to be agreed.

PRICING

£45,000
PER ANNUM EXCLUSIVE



RATES

Rateable Value (1st April 2026):

£21,000

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

TBC

VAT

The property is not elected for VAT.

EPC

34-B

VIEWING

Strictly by appointment through the sole agents.

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