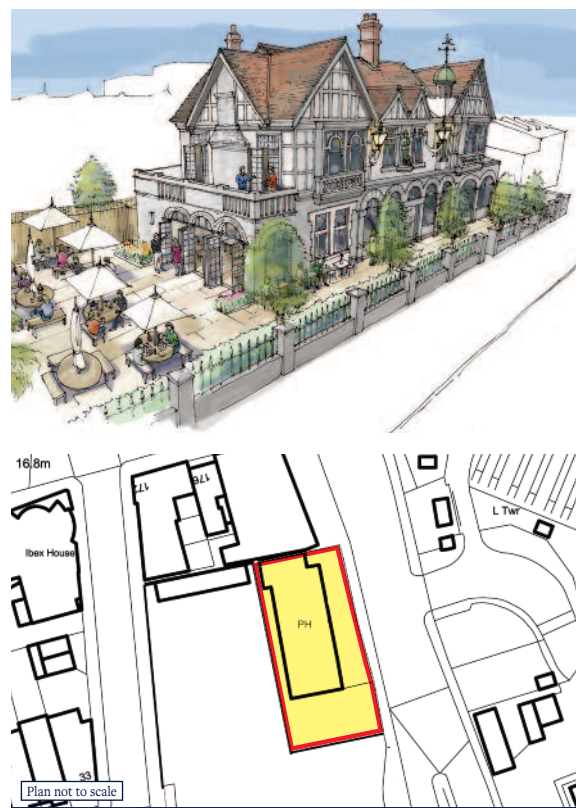


**LOT
39**

The Woodman Public House, 222 Durnsford Road Wimbledon Park, London SW19 8DF



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationery Office.

A large attractive public house of approximately 4,670 sq ft with garden on a prominent site of approximately 0.15 acres near Wimbledon Park, the All England Lawn Tennis Club and Underground.

Tenure

Freehold.

Location

- Situated in a popular and convenient location on the west side of Durnsford Road, just south of its junction with Arthur Road just outside the Wimbledon Park Conservation Area
- Local shopping amenities are close by along Arthur Road and Leopold Road
- The retail and commercial centres of Wimbledon, together with the new AFC Wimbledon Stadium development along Plough Lane, are conveniently nearby
- The leisure areas of Wimbledon Park, Wimbledon Common and The All England Lawn Tennis Club are easily accessible
- Access to the A3 provides good road communications into London and to the M25

Wimbledon Park (District Line)

Wimbledon

Wimbledon (Croydon Tramlink)

Description

- An attractive two storey detached public house building forming part of a prominent rectangular shaped site with good frontage to Durnsford Road
- The first floor provides good size ancillary residential and staff accommodation

- There is an enclosed south facing garden incorporated into the design to provide a landscaped outside family friendly dining experience
- The seller is currently undertaking a sensitive renovation of the public house. Works to clearly separate the public house from the adjacent residential development are completed, please refer to special conditions

Accommodation

- Ground Floor – Main Bar, Lounge and Dining Areas, Male and Female WCs, Beer Cellar/Store
- First Floor – Seven Rooms, Kitchen, Bathroom, Two WCs, Shower Cubicle

Total Gross Internal Area approximately 4,670 sq ft

Total Site Area approximately 0.15 acres

Letting

An agreement to lease (rental agreed £90,000 per annum) has been signed with prospective tenant.

Twelve Week Completion

Viewing

Please contact the auctioneers.