INVESTMENT FOR SALE

75-77 Ridgway
Wimbledon
SW19 4ST

2,141 sq. ft.
(198.87 sq. m.)

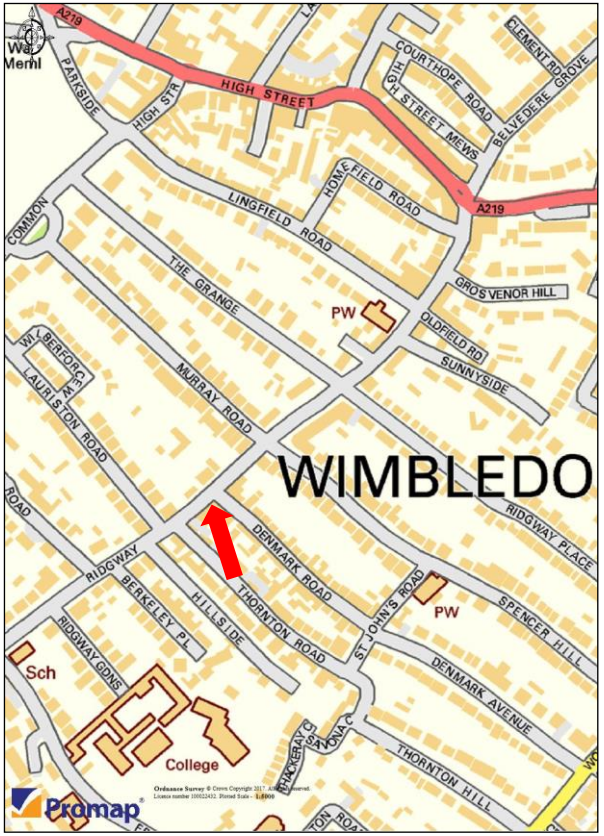


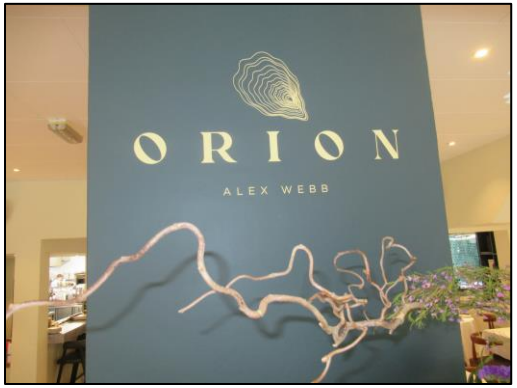
andrew scott robertson commercial

LET TO AWARD WINNING MASTERCHEF

The Property Ombudsman
PROFESSIONAL PROPERTY PEOPLE
RICS Regulated by RICS

LOCATION PLAN





LOCATION

The premises are located on the corner of Ridgway and Denmark Road, close to Wimbledon village. The area has an affluent and large residential catchment and good transport links.

This property is well positioned between Wimbledon Village and Wimbledon town centre and is well positioned at the top of 'The Slopes'. Nearby operators include Megans, Cote, The Ivy, Good Earth Express and numerous independent and corporate operators.

DESCRIPTION

The property comprises an imposing double fronted corner building with a high-class restaurant. Ground floor comprises formal dining with circa 64 covers. Further seating is available at the bar, circa 17 covers with a private dining area of circa 12 covers and a full commercial kitchen to the rear. The basement provides further storage together with an office/store to the first floor.

AMENITIES

- Award winning chef/tenant
- Affluent location on Wimbledon village/town borders
- 10-year lease from September 2025

VAT

The property is elected for VAT.

USE

A licensed restaurant within Class E.

EPC

Band B (46) Expires 28 April 2035.

PRICE

Offers in excess of £800,000

Freehold subject to occupational lease. This represents a Net Initial Yield of 6.46% after the deduction of usual purchaser's costs of 5.55%.

TENANCIES

The property is let to Alex Webb Holdings Limited for 10 years from 24th September 2025 at £75,000 per annum exclusive.

The lease is inside the Landlord & Tenant Act 1954 Part 2 and includes an upwards only 5th year rent review. There are no break options.

2 flats over were sold on 125-year leases from 24th June 2001.

ACCOMMODATION

Ground (NIA)	1,910 sq. ft.	(177.45 sq. m.)
Basement (NIA)	174 sq. ft.	(16.16 sq. m.)
First (NIA)	56 sq. ft.	(5.25 sq. m.)
TOTAL	**2,141 sq. ft.**	**(198.87 sq. m.)**
Ground (GIA)	2,114 sq. ft.	(196.40 sq. m.)

RATES

2026 List Rateable Value: £61,500
UBR 2026/2027 - £0.48.0p in the £.
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable

LEGAL COSTS

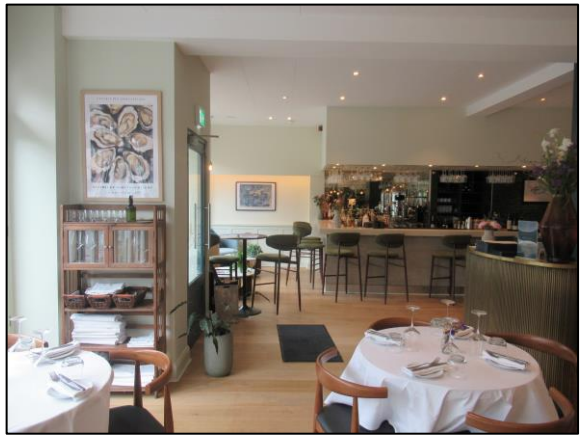
Each party to bear their own legal costs incurred in this transaction.

75-77 RIDGWAY, WIMBLEDON

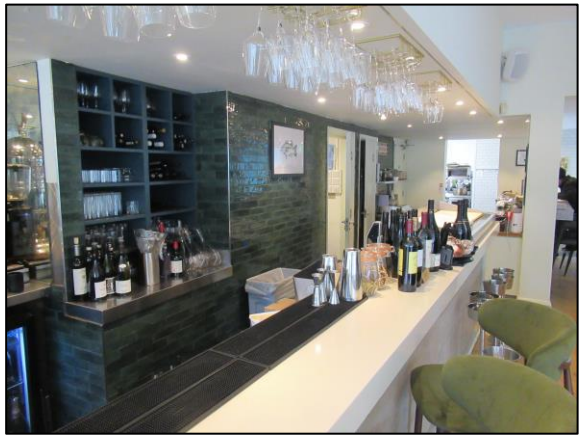












FLOOR PLAN



NOT TO SCALE

EPC

Energy performance certificate (EPC)

75-77 Ridgway WIMBLEDON SW19 4ST	Energy rating **B**	Valid until:	28 April 2035
		Certificate number:	5924-5227-5492-9563-4354

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	208 square metres

Rules on letting this property

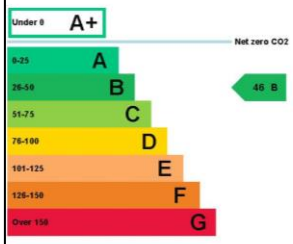
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

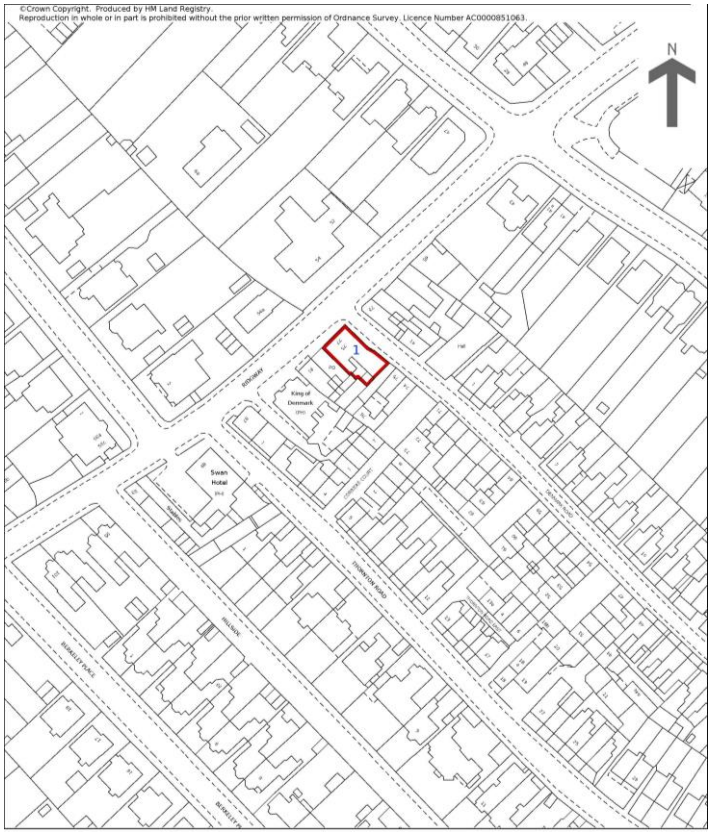
This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



LOCATION PLAN



RESTAURANT INVESTMENT FOR SALE

75-77 Ridgway
Wimbledon
SW19 4ST

Strictly by appointment via Sole Selling Agents:
Andrew Scott Robertson
Tel: **020 8971 3800**
Email: **commercial@as-r.co.uk**

andrew scott robertson commercial

Quinton Scott Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

(i) **VAT may be applicable.**

(ii) **the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract**

(iii) **all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;**

(iv) **no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property**

November 2026