



**HUNTER WING**  
**ST GEORGE'S MEDICAL SCHOOL**  
**LONDON**  
SW17 0RE

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Retail Opportunity  
**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:-

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



## 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.

## RENT

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

## SERVICE CHARGE

The service charge is £27,730.95 per annum which includes all utility costs, namely power, water and heating.

## RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £47,000. For rates payable please refer to the Local Charging Authority, Wandsworth Borough Council – 020 8871 6000.

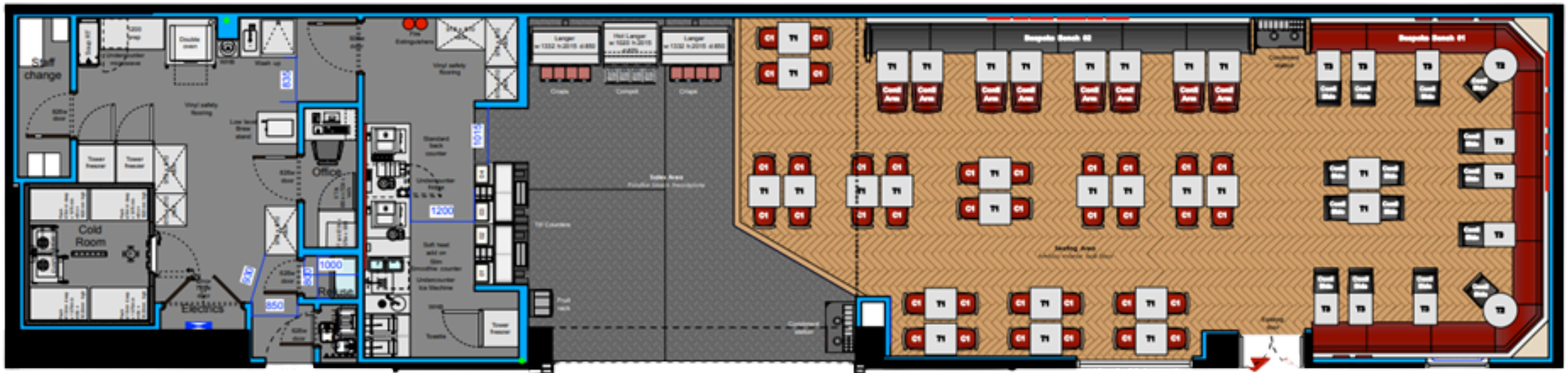
## EPC

Further details available upon request.

## LEGAL COSTS

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





The seating area is not demised to the Tenant as it is designated as communal seating. This area can be used by customers, and it is maintained and cleaned by the hospital.

# CONTACT

GET IN TOUCH

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