



FOR LEASE

FREE-STANDING RESTAURANT BUILDING AVAILABLE IN SOUTH LONDON

1160

WELLINGTON ROAD SOUTH

London, Ontario

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



1160

WELLINGTON ROAD SOUTH

London, Ontario

Exceptional opportunity to lease a high-profile, free-standing commercial building in one of south London's busiest retail corridors.

BUILDING AREA	8,000 SF
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UTILITIES	Separately metered
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AVAILABILITY	Immediate
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ZONING	HS1, HS4, TSA3
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LEASE RATE	\$35.00 PSF Net
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T.M.I.	\$7.00 PSF + Admin Fee
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PROPERTY FEATURES



Previously operated as a full-service, sit-down restaurant and is fully equipped.



Features a complete commercial kitchen and an existing restaurant layout.



Immediate access to major commercial anchors and numerous national retailers.

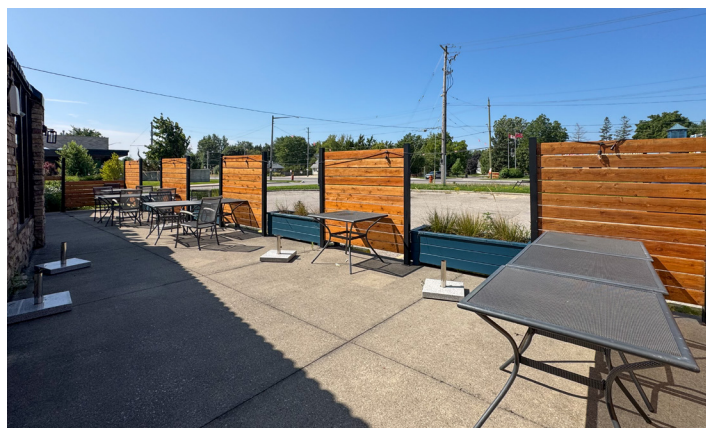


Strategically positioned on Wellington Road, just north of Exeter Road and moments from Highway 401.

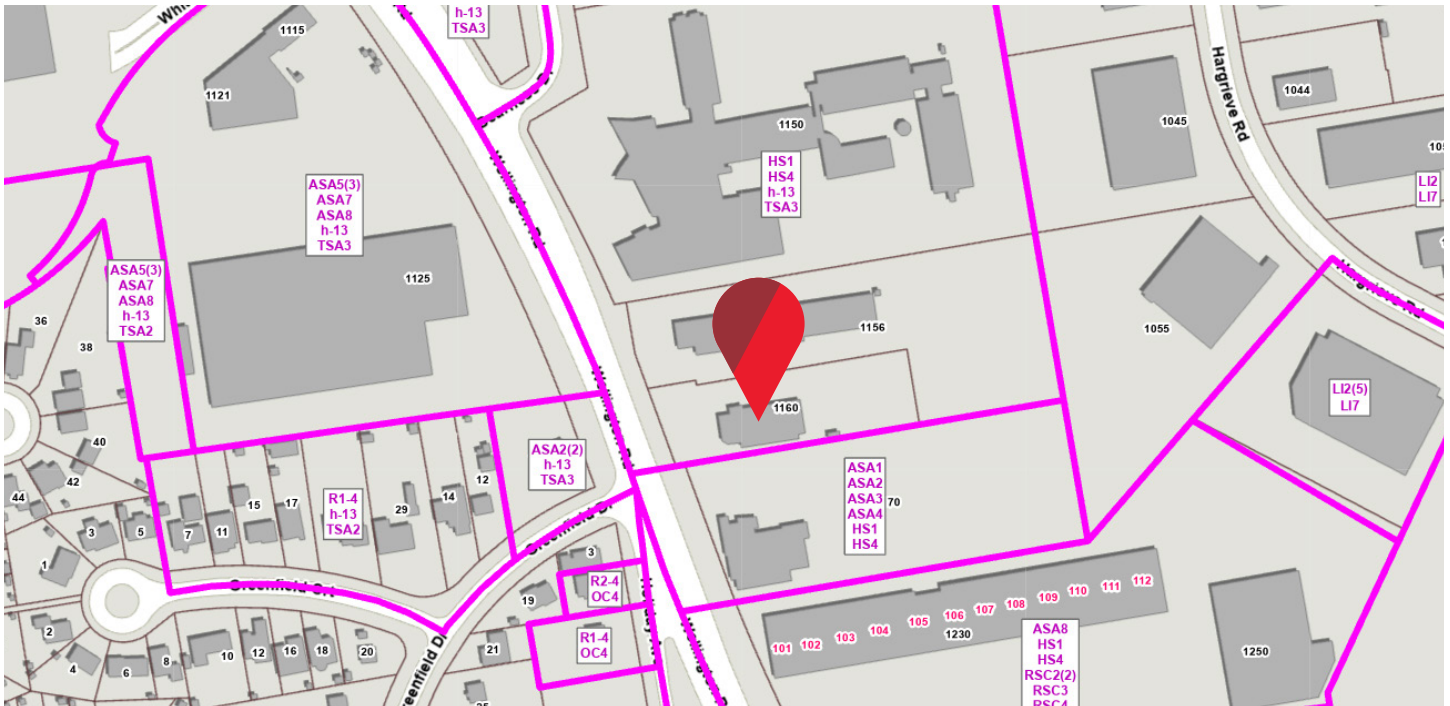


Outstanding visibility and strong traffic counts along Wellington Road.

PROPERTY PHOTOS



PROPERTY ZONING



Highway Service Commercial (HS1, HS4) & Transit Station Area (TSA3) Zones

Permitted Uses:

- Animal clinics
- Antique stores
- Apartment buildings
- Art galleries
- Artisan workshops
- Assembly halls
- Automotive uses, restricted
- Bake shops
- Boutique
- Brewing on premises establishment
- Catalogue stores
- Cinemas
- Clinics
- Commercial parking structures
- Commercial recreation establishments
- Commercial schools
- Convenience service establishments
- Convenience stores
- Craft brewery
- Day care centres
- Delicatessens
- Dry cleaning and laundry depots
- Duplicating shops
- Film processing depots
- Financial institutions
- Florist shops
- Funeral homes
- Gift shops
- Grocery stores
- Group home type 2
- Hair dressing establishments
- Handicapped persons apartment buildings
- Hotels
- Institutions
- Laboratories
- Laundromats
- Libraries
- Liquor, beer and wine stores
- Lodging house class 2
- Medical/dental offices
- Motels
- Offices
- Personal service establishments
- Place of entertainment
- Private clubs
- Private schools
- Restaurants
- Retail stores
- Senior citizens apartment buildings
- Service and repair establishments
- Studios
- Supermarkets
- Taverns
- Video rental establishments



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