

2 Retail units & 1 Flat For Sale

115 Merton Road
Wimbledon
SW19 1ED

Now available
1,036 sq. ft.
(96.28 sq. m)



andrew scott
robertson
commercial

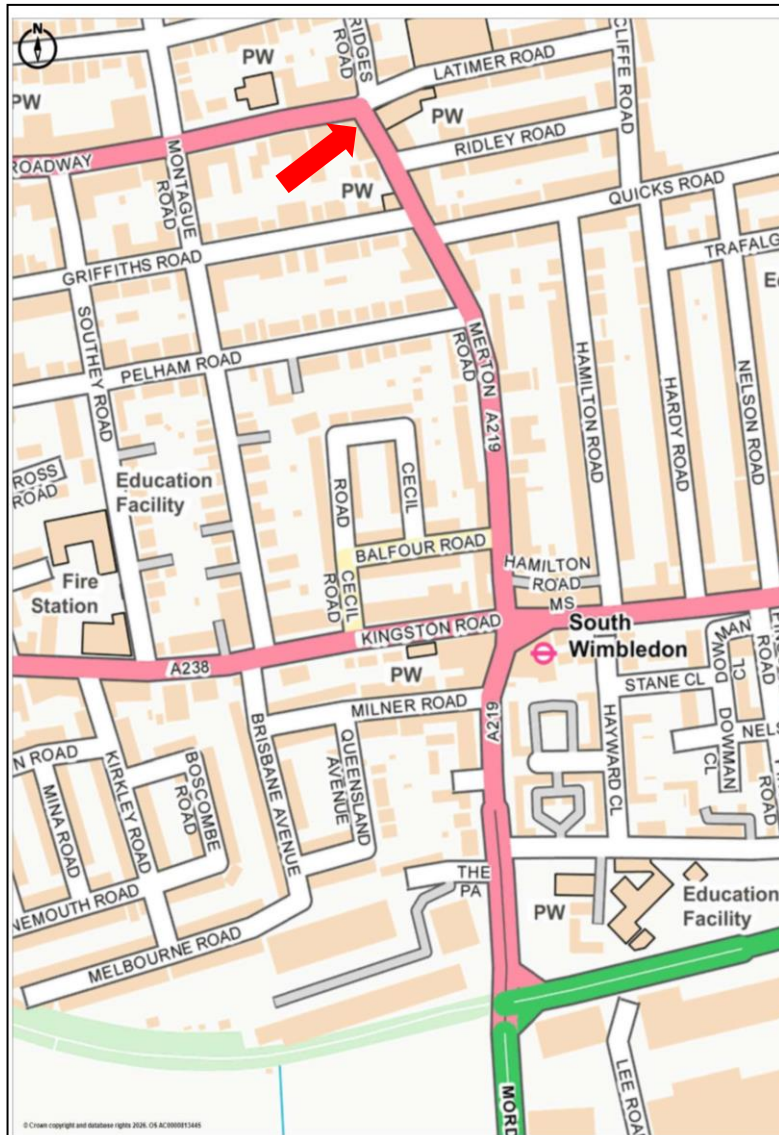
Well located investment property



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is located on the junction of Merton Road and The Broadway and close to the junction with Latimer Road. South Wimbledon Underground station (Northern Line) is a 7 minutes walk and Wimbledon Train station is a 12-minute walk from the property. Numerous bus routes pass by the property.

DESCRIPTION

The property comprises a mid terraced property arranged over ground, lower ground and two upper floors. The ground and lower ground floors comprise a retail unit and take-away, together with a flat accessed from the rear. All are let offering secure income in this popular location.

The upper floors comprise three flats, which have been sold on long leases.

AMENITIES

- Good public transport links
- Fully let property plus scope for lease extension on Flat 1.
- Popular location
- High traffic and pedestrian flow

FLOOR AREAS

115 (Retail):	544 sq. ft. (50.50 sq. m.)
115a (Take-away):	142 sq. ft. (13.19 sq. m.)
115 (Flat):	351 sq. ft. (32.58 sq. m.)
TOTAL:	1,036 sq. ft. (96.28 sq. m.)

VAT

The property is not elected for VAT.

PRICE

£665,000 for the freehold interest subject to the various tenancies.

Net Initial Yield 6.36%. After purchaser's costs of 4.92% Gross yield 6.68%.

TENANCIES

115 & rear studio flat	Let at £29,400 pa
115a	Let at £15,000 pa
TOTAL	£44,400 pa

115 Shop & Flat let to 21 March 2037. Rent review and break 2027 & 2032.

115a Shop – No formal agreement. New lease on completion (if required)

Flat 1 Let to 28/09/2091 (65 yrs unexpired)

Flat 2 Let to 31/03/2182 (156 yrs unexpired)

Flat 3 TBA

LEGAL COSTS

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

EPC

115 – Band D (83) Expires 6 May 2036

115a – Band D (77) Expires 6 May 2036

115 Flat – Band D (57) Expires 3 May 2036

RATES / COUNCIL TAX

2026 List rateable value

115: £7,500

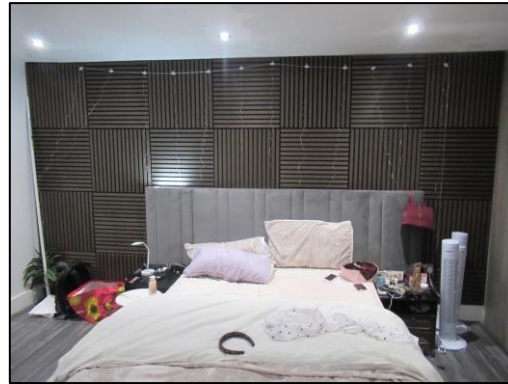
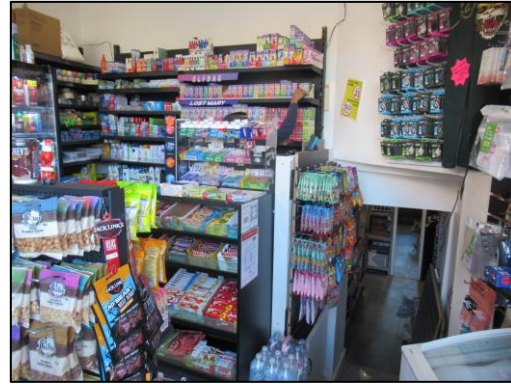
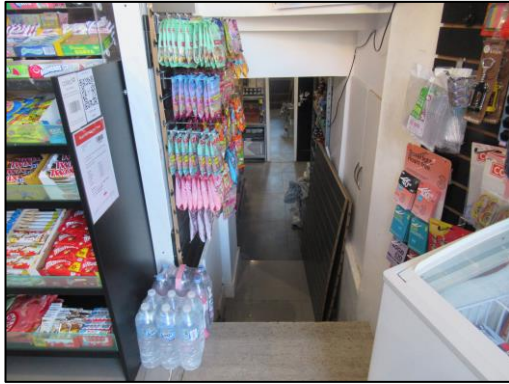
115a : £6,200

Flat: Band C

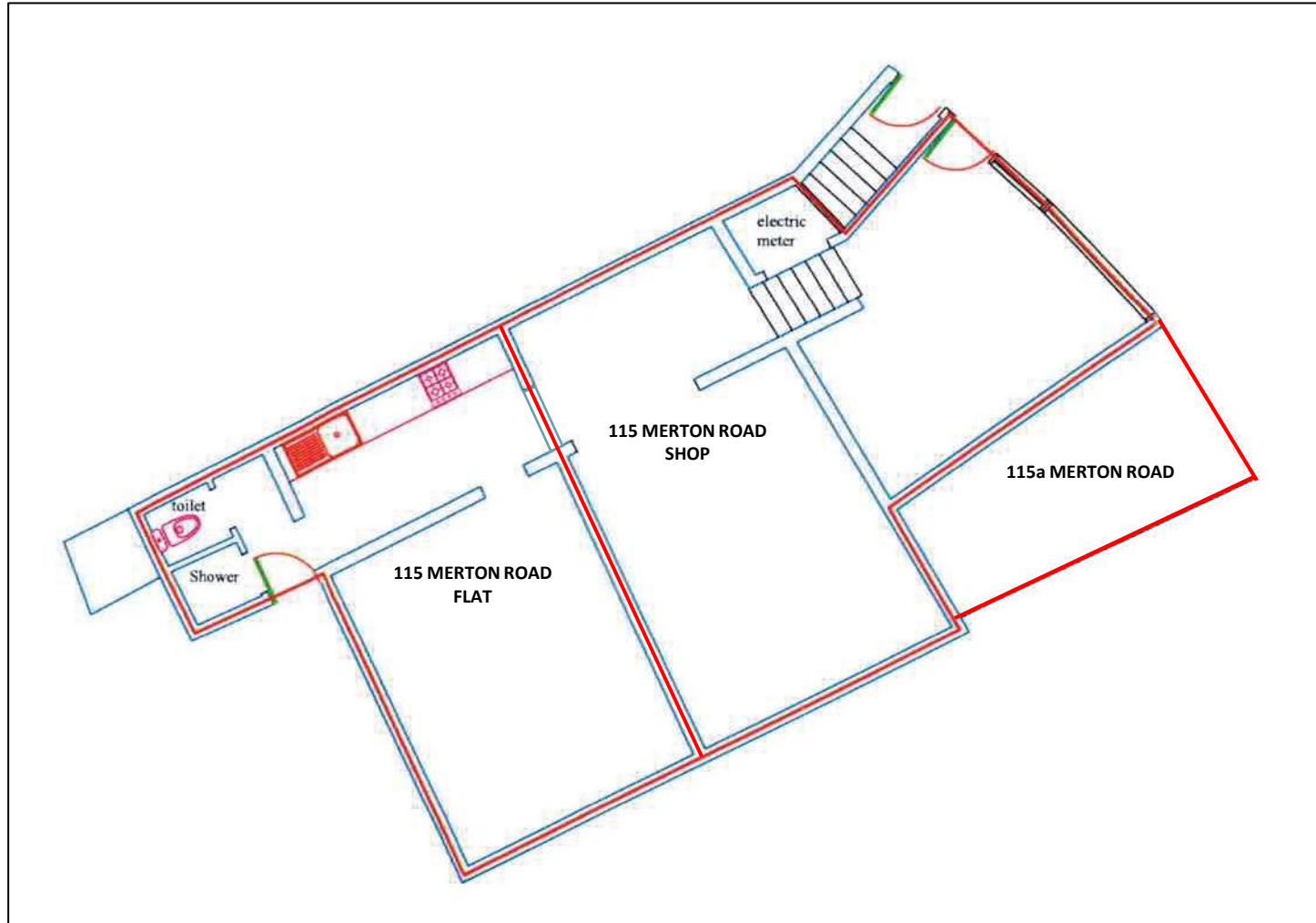
UBR 2026/27 – 0.38.2 in the £

Source: VOA website.

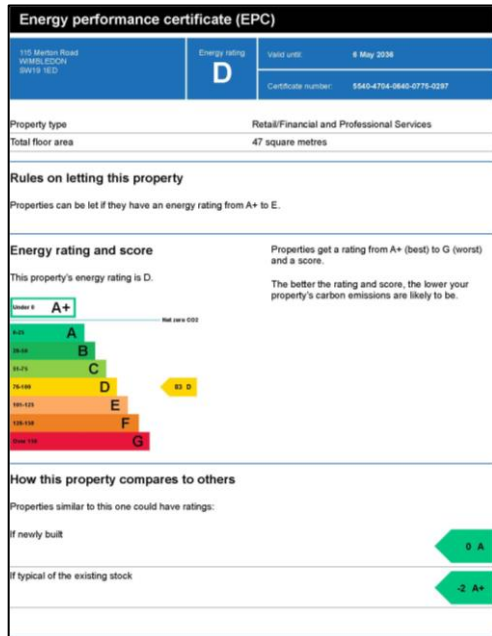
Interested parties should make their own enquiries with Merton Council to confirm the Business rates/Council Tax payable.



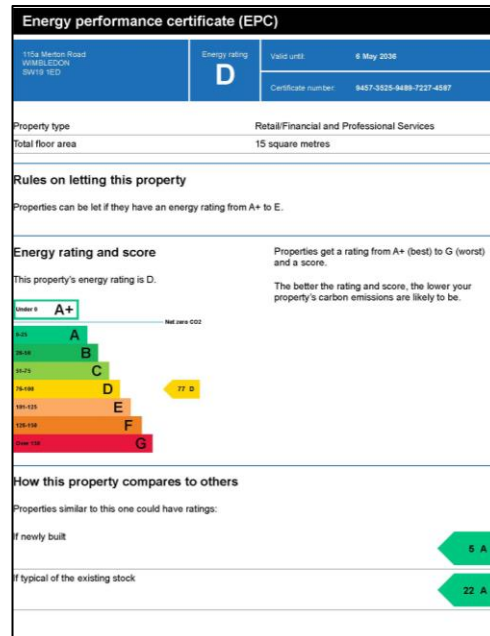
FLOOR PLANS TO BE ADDED



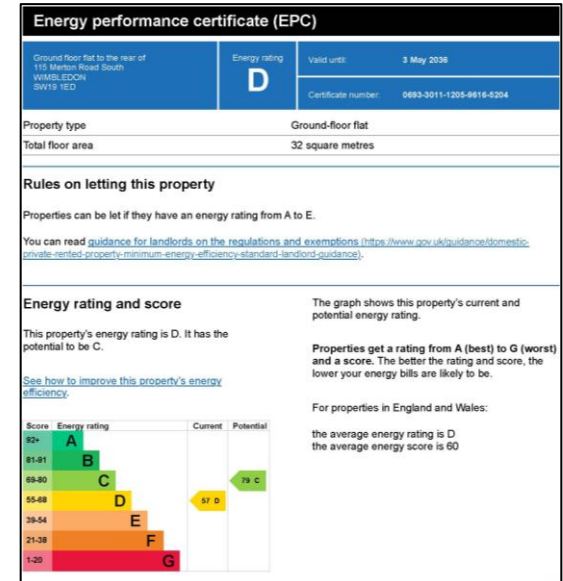
115 MERTON ROAD EPC



115A MERTON ROAD EPC



FLAT 115 MERTON ROAD EPC



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

- (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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property