

Retail For Sale

232 Merton Road
Wimbledon
SW19 1EQ

312 sq. ft.
(28.94 sq. m)



Rarely available virtual freehold property
close to Underground station



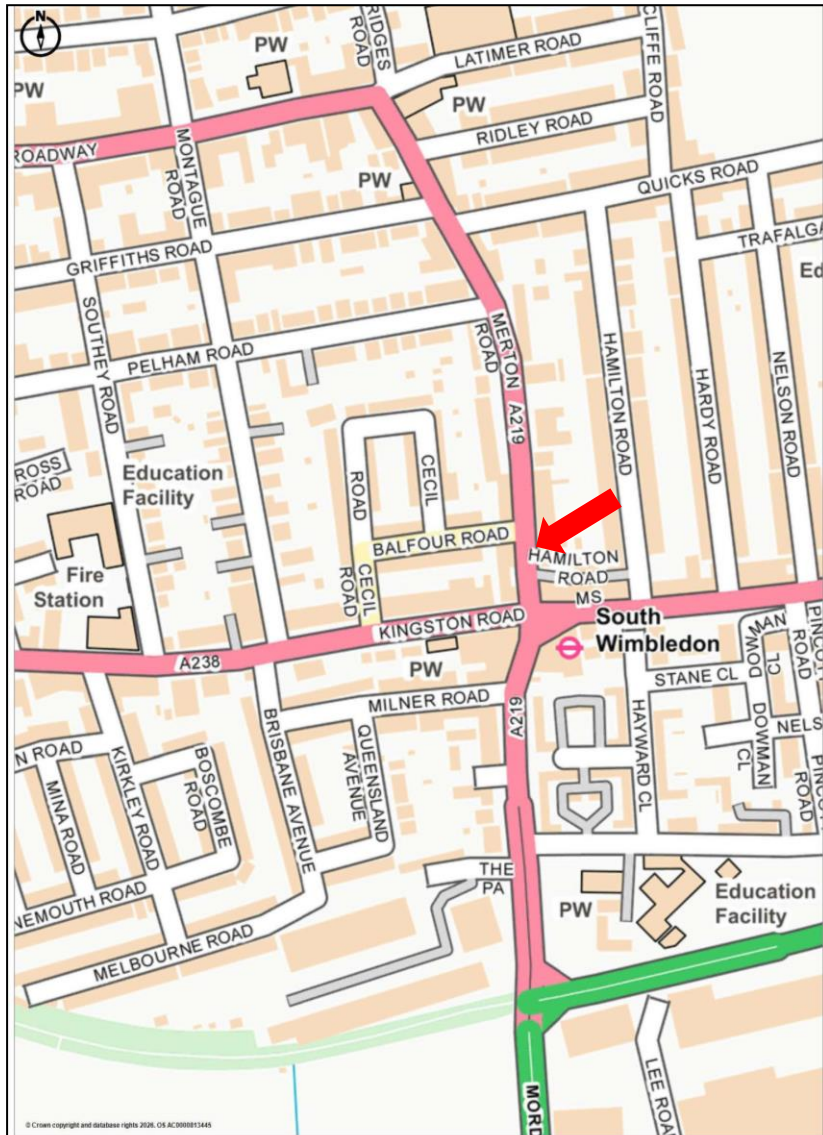
andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is located close to the junction of Merton Road with Merton High Street and Kingston Road. South Wimbledon Underground station (Northern Line) is a couple of minutes walk and Wimbledon Train station is around 1¼ miles from the property. Merton Road tram stop is ½ mile to the south. Numerous bus routes pass by or close to the property.

DESCRIPTION

The subject property comprises a mid-terraced building consisting of a Bubble Tea shop, arranged as retail/customer area to the front with a rear storage area and a WC beyond.

The property is presented in very good condition with porcelain tiled flooring, part timber clad and part hygienic tiled walls to kitchen, with a plastered ceiling and a mixture of pendant and spotlights throughout. Heating is provided via a wall mounted air conditioning unit.

VAT

The property is not elected for VAT.

EPC

Band C (75) Expires 23 March 2031

NOTE

A list of fixtures and fittings included is available on request.

FLOOR AREAS

Ground

Front area: 201 sq. ft. (18.66 sq. m.)

Rear area: 111 sq. ft. (10.28 sq. m.)

TOTAL: 312 sq. ft. (28.94 sq. m.)

TENURE / PRICE

£299,000 for the long leasehold interest, with a share of freehold, for a term of 999 years from 1st January 2018, thereby having approximately 992 years unexpired. The property is offered with vacant possession.

AMENITIES

- Short walk to South Wimbledon underground station (Northern Line)
- Well presented unit
- Air conditioned
- Fully rewired in 2022
- Prominent location
- High traffic flow passing the property

LEGAL COSTS

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

BUSINESS RATES

2026 List rateable value

GF Shop: £12,250

UBR 2026/27 – 0.43.2 in the £

Source: VOA website.

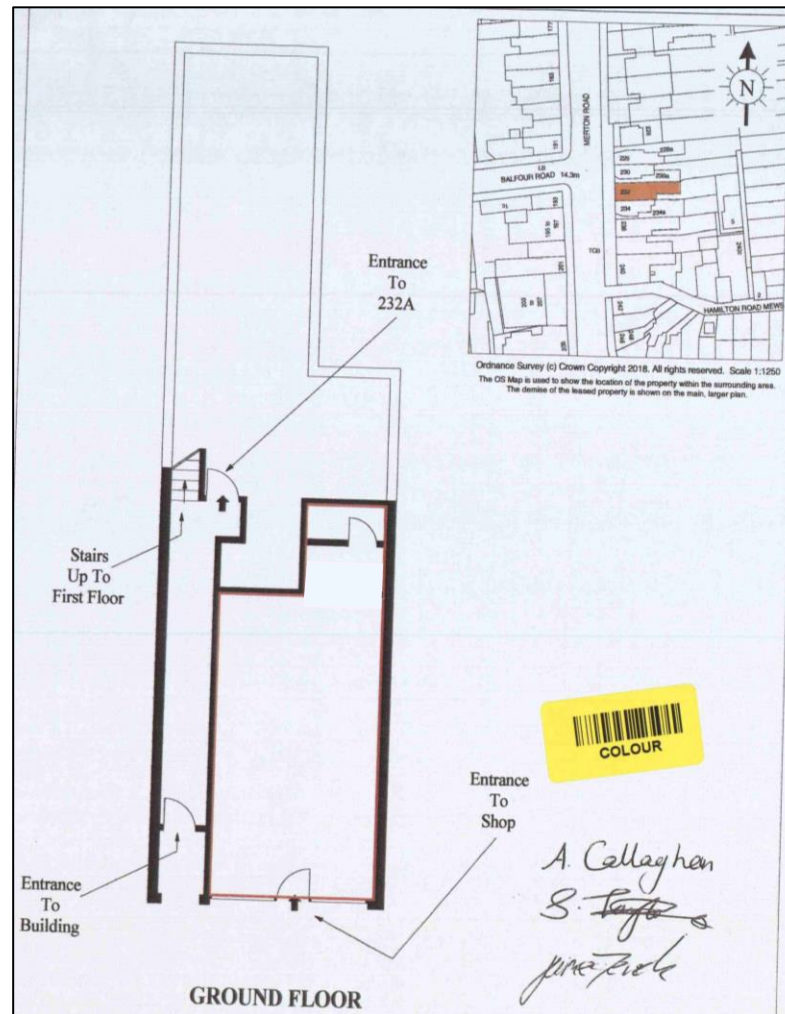
Small Business Rates Relief may be available. Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

EPC

Energy performance certificate (EPC)	
232 MERTON ROAD SOUTH WIMBLEDON LONDON SW19 1EQ	Energy rating C
	Valid until: 23 March 2031 Certificate number: 7420-2874-0037-2009-0993
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	33 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 C.	
<p>The image shows a vertical energy rating scale from A+ (Under 0) to G (Over 150). A green arrow points to the 'C' rating, which corresponds to a score of 75. The scale is color-coded: A+ (light green), A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red).</p>	
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.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	24 A
If typical of the existing stock	71 C



FLOOR PLAN taken from lease



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



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- (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