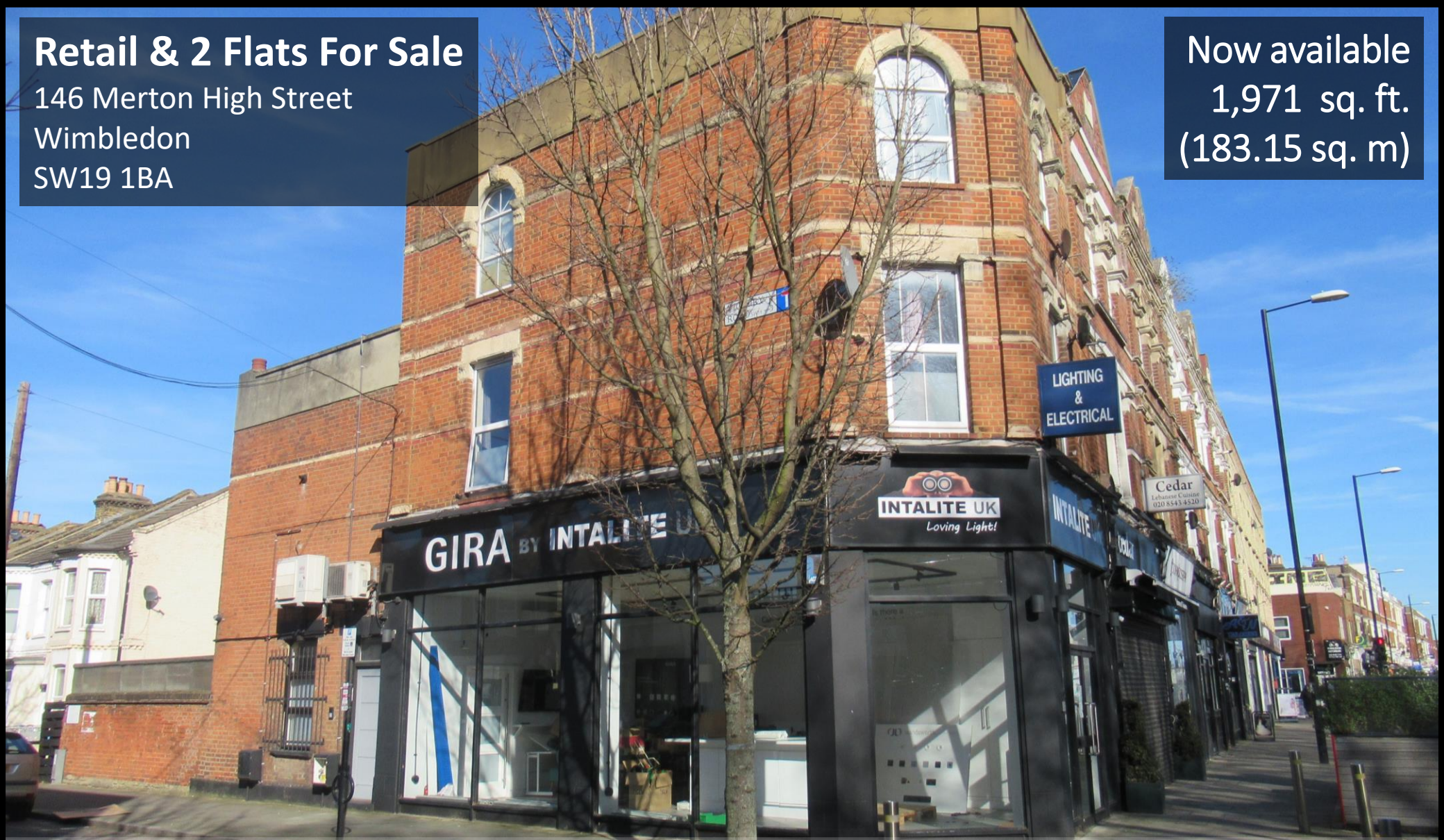



Retail & 2 Flats For Sale

146 Merton High Street
Wimbledon
SW19 1BA

Now available
1,971 sq. ft.
(183.15 sq. m)



Sought after Investment property with development potential

 andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is located close to South Wimbledon Underground station (Northern Line). Wimbledon Train station is approximately 1¼ miles from the property, serving London Waterloo (19 mins), London Underground (District Line) and Tramlink (to Croydon and Beckenham).

The property is highly prominently located on the junction of Merton High Street and Victory Road. Haydons Road Train station is approximately ¾ of a mile to the north, with its regular services to London and Sutton. Numerous bus routes pass the property.

DESCRIPTION

The property comprises an end of terraced property arranged over ground and two upper floors. The ground floor is currently let but will be offered with vacant possession.

The upper floors comprise two flats. The first floor flat comprises 2 bedrooms, whilst the top (2nd) floor flat consists of a bedsit with loft area (possible bedroom).

AMENITIES

- Good public transport links
- Vacant possession of ground floor
- Scope for development to rear of ground floor, subject to usual consents
- Both flats refurbished with the last 7 years

FLOOR AREAS

Ground Retail:	841 sq. ft. (78.15 sq. m.)
Flat A:	549 sq. ft. (51.00 sq. m.)
Flat B:	581 sq. ft. (54.00 sq. m.)
TOTAL:	1,971 sq. ft. (183.15 sq. m.)

TENURE / PRICE

£790,000 for the freehold interest with vacant possession of ground floor. NIY 7.27% once ground floor let.

Ground ERV £25,000 pa
1st floor AST let at £1,600 pcm (£19,200 pa)
2nd floor AST let at £1,350 pcm (£16,200 pa)

LEGAL COSTS

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

VAT

The property is not elected for VAT.

EPC

GF – Band B (47) Expires 24 March 2036
Flat A – Band D (56) Expires 10 May 2027
Flat B – Band E (44) Expires 10 May 2027

RATES / COUNCIL TAX

2026 List rateable value

GF Shop: £12,500

Flat A: Band C

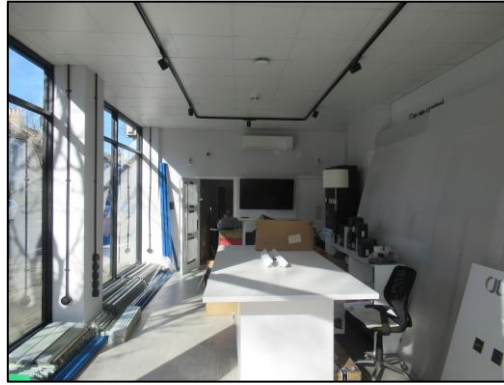
Flat B: Band D

UBR 2026/27 – 0.43.2 in the £

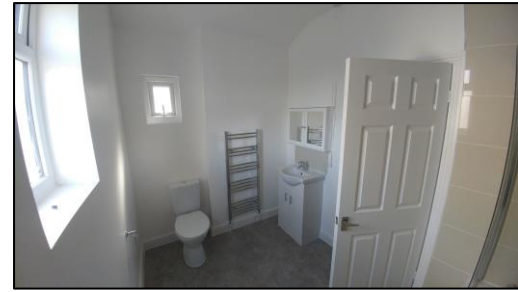
Source: VOA website.

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

RETAIL



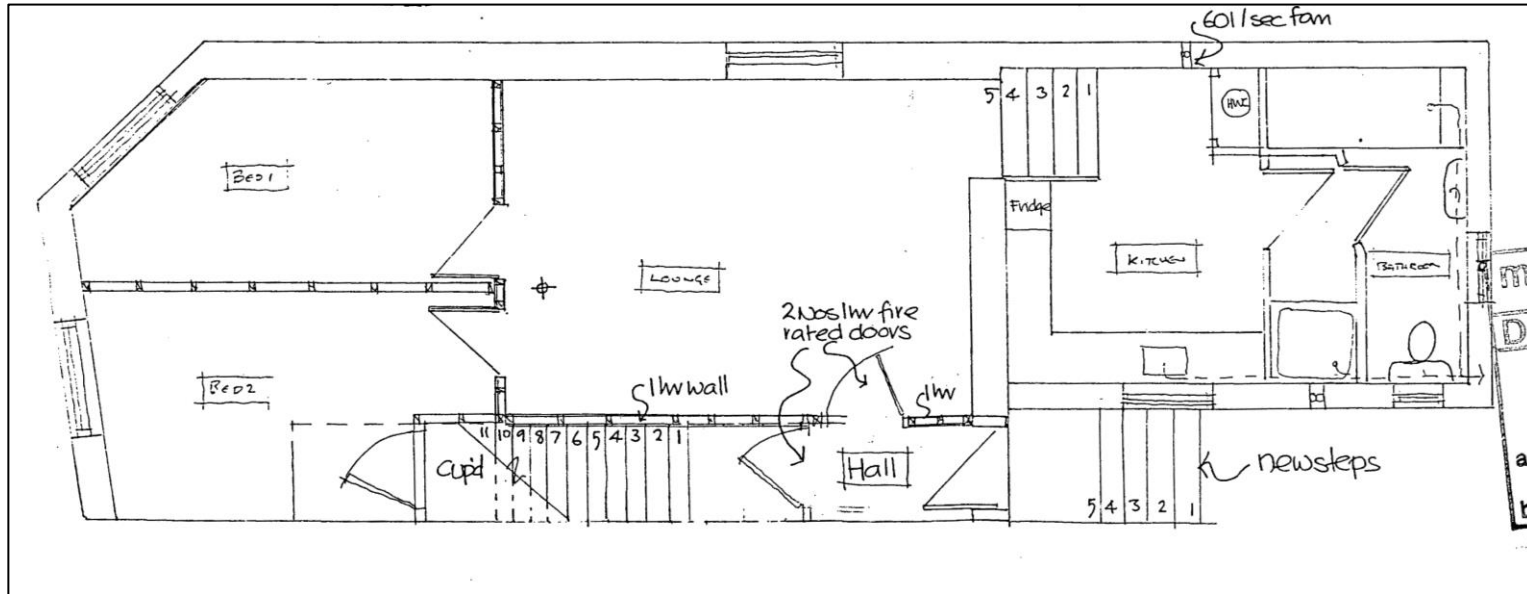
FLAT A



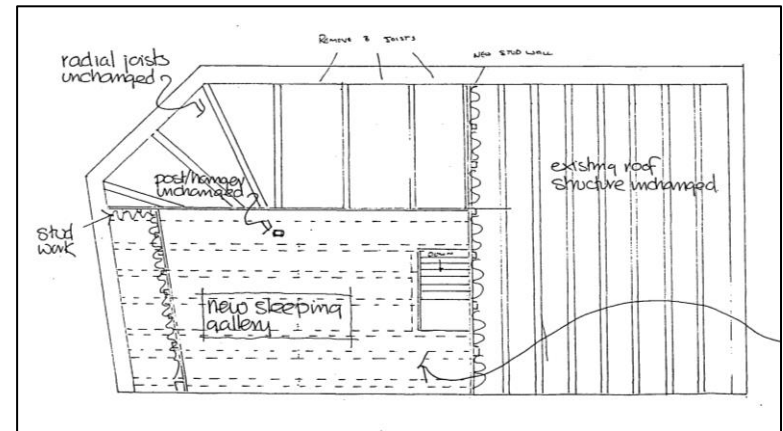
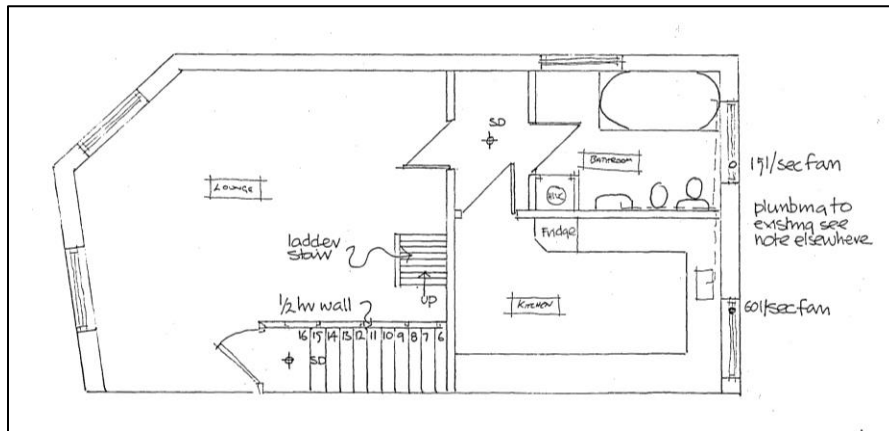
FLAT B



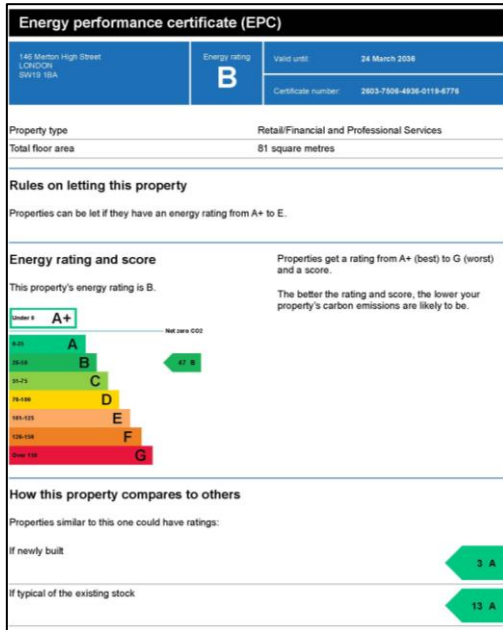
146A - FIRST FLOOR



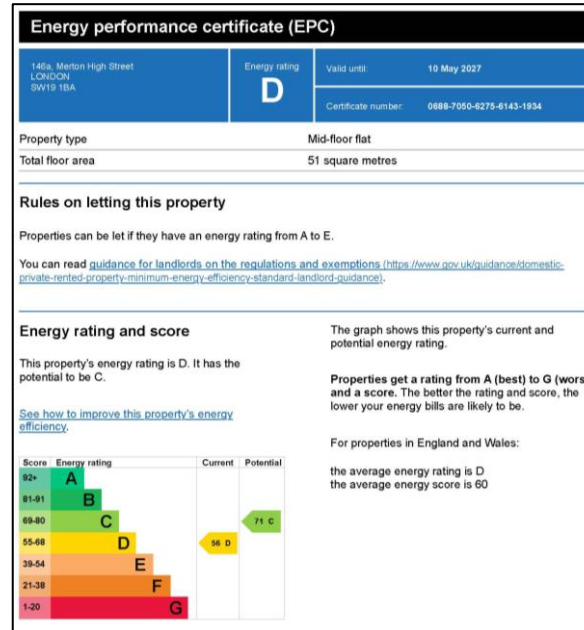
146B - SECOND FLOOR & ROOF SPACE



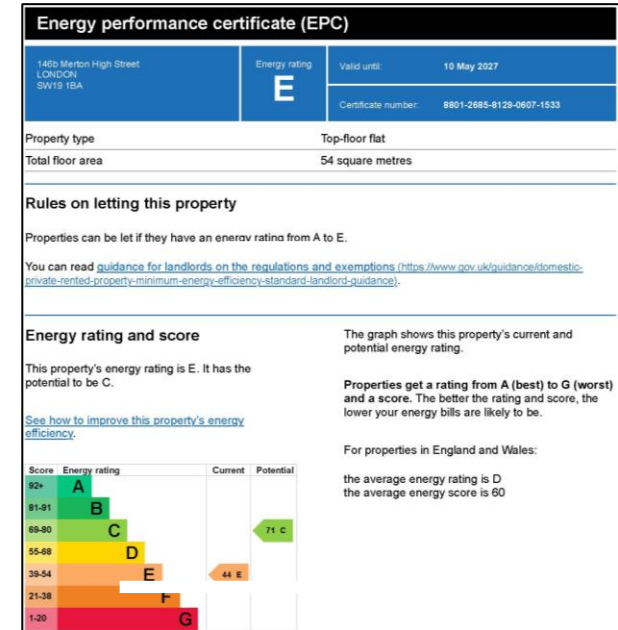
GROUND EPC



FLAT A EPC



FLAT B EPC



Strictly by appointment via Sole 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