

Retail and Residential Investment FOR SALE

314 Haydons Road
Wimbledon
London SW19 8JZ

2,667 sq. ft.
(247.81 sq. m.)



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 **andrew scott
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commercial**

VACANT RETAIL UNIT WITH 3 FLATS AND 1
HOUSE LET ON AST'S

 The Property Ombudsman

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LOCATION PLAN



LOCATION

The property is located to the west of Haydons Road, just south of its junction with Gap Road, Durnsford Road and Plough Lane. There is high vehicular flow past the property as Haydons Road and Durnsford Road provide a major thoroughfare between Wimbledon/Colliers Wood to the south and Wandsworth to the north.

The property is located less than 200 metres north of Haydons Road Train station (Thameslink) and approximately one mile northeast of Wimbledon town centre with its train station offering regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham).

DESCRIPTION

The subject property comprises a mid-terraced building consisting of a vacant retail unit to the front of the ground floor with 3 flats above. Flat 1 is to the rear, ground and first floor, Flat 2 to the front of the first floor and Flat 3 to the second floor. In addition, there is a two-bedroom house to the rear accessed via Haydon Park Passage.

AMENITIES

- Short walk to Haydons Road station.
- 3 flats & 1 house – 3 let on ASTs. 1 vacant flat.
- Good commuter location.
- Scope for AST rental increases.
- Busy retail location

TENURE

Freehold subject to the various tenancies, as outlined in the below schedule.

LEGAL COSTS

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

VAT

The property is not elected for VAT.

COUNCIL TAX BANDING

See below tenancy schedule.

Interested parties are recommended to make their own enquiries with Merton Council.

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Strictly by appointment via Sole Selling Agents:

Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

£1,555,000

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- 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
- 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;
- 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

CURRENT RENTAL INCOME

Total current income is £83,400 per annum. The vacant shop provides an opportunity to increase the rental income to £98,400 per annum exclusive. In addition, the residential rents provide scope for increases.

This provides an initial yield of 5.98% after usual purchaser's costs once fully let.

EPC RATING

See adjacent tenancy schedule.

ACCOMMODATION

Refer to tenancy schedule.

USE

Retail / Residential

NOTES

* Retail ERV – £15,000 per annum exclusive

** Flat 3 and 1 Haydons Park Passage are holding over

TENANCY SCHEDULE

Demise	Floor Area (sq. ft.)	Floor area (sq. m)	Beds	Rent pcm	Rent pa	Deposit	AST Expiry date	EPC Rating	Council Tax Band
GF Retail	508	47.16	N/A	Vacant	Vacant*	N/A		D (81)	RV £11,250
Flat 1	542	50.39	2	£2,000	£24,000	£2,192	31/07/2026	C (74)	C
Flat 2	384	35.64	1	£1,450	£17,400	£1,673	26/08/2026	C (74)	C
Flat 3	646	60.00	2	£1,750	£21,000	£1,673	22/09/2025**	C (77)	C
1 Haydon Park Passage	546	50.72	House - 2	£1,750	£21,000	£1,730.76	02/06/2025**	C (77)	D
TOTAL	2,667	247.81		£6,950	£83,400	£7,268.76			

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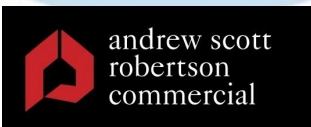
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SITE PLAN



FLOOR PLANS



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