

82

High Street
Wimbledon

London SW19 5EG

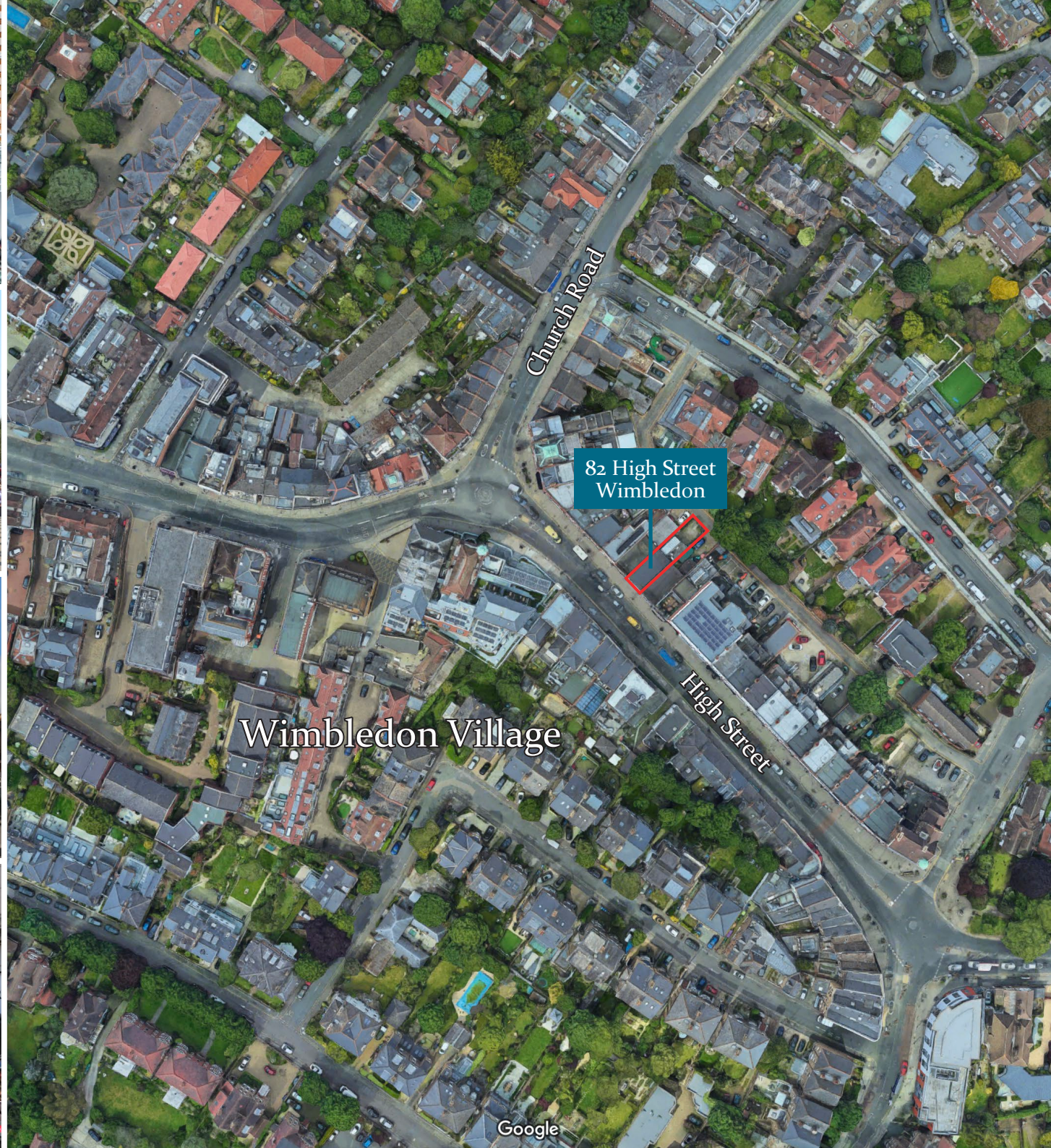


TYDUS
REAL ESTATE



A Rare Opportunity in the Heart of Wimbledon

- Rare opportunity to acquire a freehold interest in Wimbledon Village.
- Single let to Revital Ltd for a further 5 years without break (May 2022 break not exercised demonstrating commitment to the unit).
- Passing rent of £70,000 per annum.
- Pedestrian and vehicular access to the rear of the property from High Street Mews.
- Planning permission granted and materially implemented, for the development of the airspace into 2 x 2 bedroom apartments.
- Guiding £1,895,000 (One Million Eight Hundred and Ninety Five Thousand Pounds) subject to contract and exclusive of VAT, for the freehold interest in the property.



Description

The building is a single story construction, characterised by a traditional shop front design. It has a recessed entrance centred between two bay windows. At the rear, facing High Street Mews, an extension has been added of shorter proportions to create a glass and brick conservatory like construction. The rear yard is gated and enclosed with a timber fence.

Location

The property is located within Wimbledon Village town centre and the Wimbledon Village Conservation Area. The property is situated on the north side of the High Street close to its junction with Church Road.

Title

The property is held freehold.



Existing shop unit

Tenancy Schedule

Building	Tenant	Floor	Size (sqft)	Rent £pa	Lease Start	Lease End	Comments
82 High Street, Wimbledon	Revital Ltd	Ground	1,010 sq ft	£70,000	30/05/2017	29/05/2027	I. Lease allows for the store to be closed for development of the flats for a period of 28 days subject to a payment of £240 per day. II. Outside the 1954 Act.
TOTAL			1,010 sq ft	£70,000			

Existing view of rear of property from High Street Mews



Planning

Planning consent was granted in January 2019 (Ref 18/ P3998) for the addition of 2 floors at first and second floor level to provide 2 x 2 bedroom flats accessed via High Street Mews to the rear.

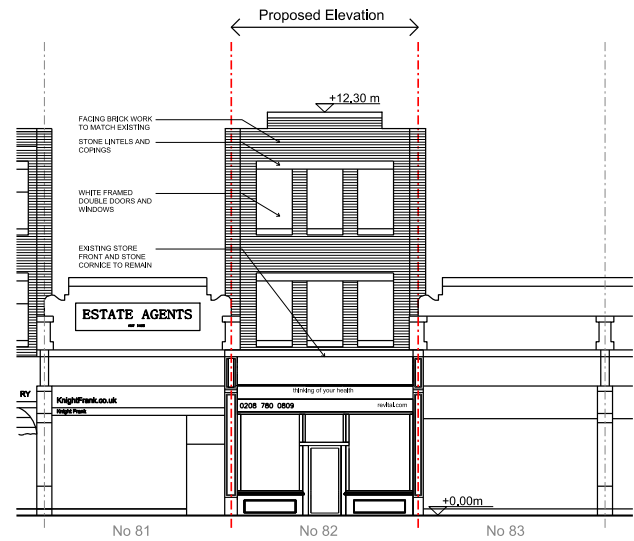
Each flat will total 850 sq ft GIA with a further 291 sq ft roof terrace to the rear of the first floor flat and a 3.5m balcony to the rear of the second floor flat.

The ground floor lease allows for the retail unit to be closed for up to 28 days to allow the structure of the building to be reinforced during construction. Compensation for the tenant has been agreed at £240 per day.

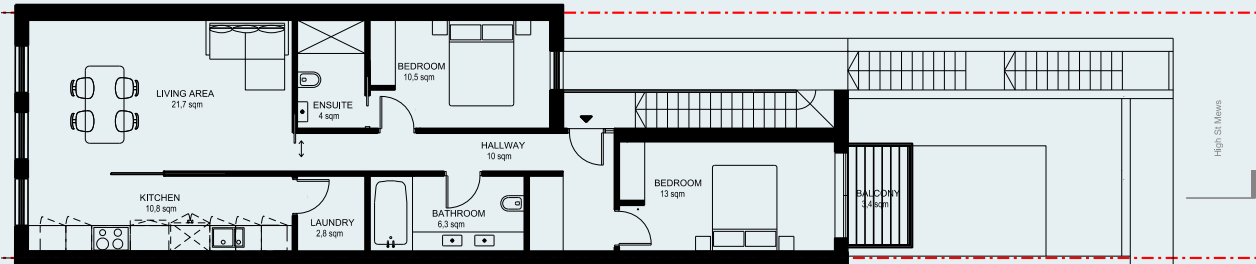
The vendor has materially implemented the planning consent to secure it in perpetuity and the required evidence can be provided upon request.

The vendor has already paid the CIL contribution of £53,450.

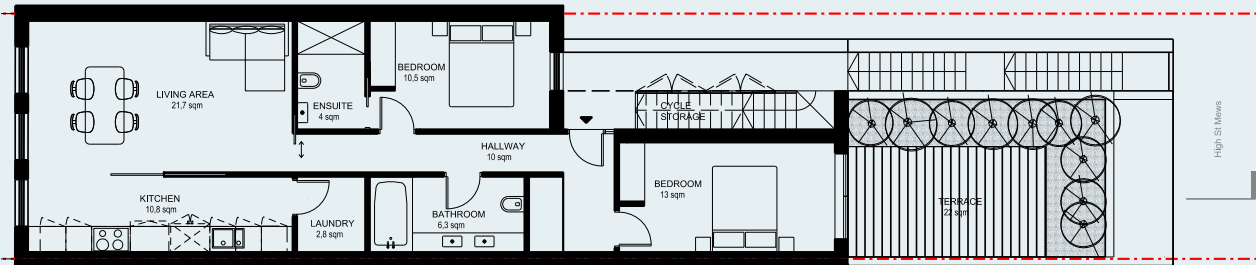
Proposed Elevation



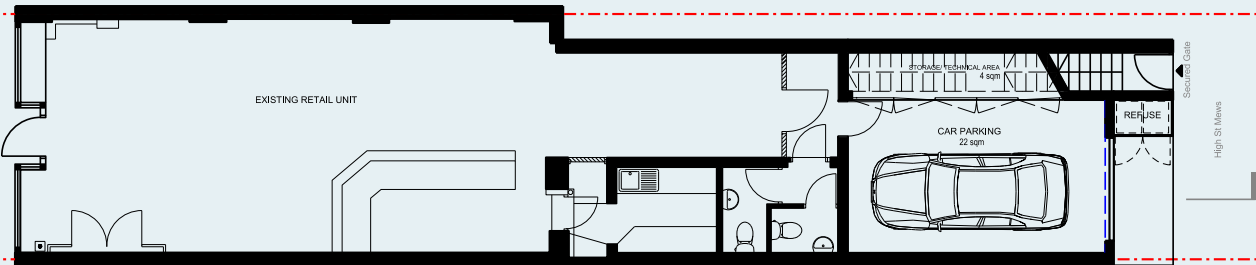
Proposed Floorplans



Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

Further Information

For further information please contact:



Will Elphinstone MRICS
Director

Tel: 07876 131346

Email: willelphinstone@tydusre.com

Henry Leighton MRICS
Director

Tel: 07793 726286

Email: henryleighton@tydusre.com

Misrepresentation Act 1967

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