



156 - 158 Merton Road, Wimbledon, SW19 1EG

**FREEHOLD REVERSIONARY INVESTMENT FOR SALE | RETAIL UNIT +
2 RESI FLATS | POTENTIAL FOR REDEVELOPMENT STP**

FOR SALE

Area: 757 FT² (70M²) | Offers in the Excess Of £975,000



LOCATION:

156 - 158 Merton Road is located in a prominent position fronting Merton Road at the junction with Quicks Road.

The available freehold investment is situated in a secondary parade of local retailers.

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DESCRIPTION:

The building is of traditional brick construction under a pitched tiled roof and comprises two ground floor retail shops with two residential flats and an advertising hoarding.

Income:

156 Merton Road: £6000 pa, landlords rolling 9 month break clause.
(Estimated ERV £10-12,000 pa)

158 Merton Road: £8000 pa, landlord rolling 9 month break clause.
(Estimated ERV £10-12,000 pa)

First Floor Flat 156A let by way of an AST at £1000 pcm
Ground Floor Flat 156B let by way of an AST at £900 pcm.

There are 2 advertising Hoardings. Currently occupied. The rent is currently being negotiated.
There is a Landlords break clause given 3 months notice.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
156 Merton Road (GF retail)	340	32
158 Merton Road (GF retail)	417	39
TOTAL	757FT²	70M²

AMENITIES:



Availability

Freehold opportunity



Rent

Rental income



Parking

Street parking

TENURE:

Freehold

OFFERS IN EXCESS OF: £975,000

RATES PAYABLE: Estimated at approx £15,900

SERVICE CHARGE: Upon application

VAT: Not applicable

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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