



FOR SALE
RESTAURANT / A5 TAKEAWAY WITH
RESIDENTIAL UPPERS AND GARAGE



185 Kingston Road
Wimbledon SW19 1LH

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www.mortimersuk.com



- Location:** The property fronts Kingston Road close to its junction with Gladstone Road and Hartfield Road. It is convenient to all shops and amenities of Wimbledon and the area is well served by public transport.
- Description:** A mid terraced building with restaurant on ground floor and flat above. The building was recently refurbished throughout and the restaurant benefits from a commercial fitted kitchen, seating area to the front, toilet facilities, rear yard and garage/stores to the rear. There is spacious living accommodation above which has planning consent to be converted into 2 self contained 1 bed flats.
- Accommodation:** Ground Floor restaurant approx 60.14 m² (647 sqft)
- First Floor:
Landing, two rooms, bathroom and separate toilet.
Second Floor: Landing, two rooms.
- Garage to the rear accessed from Hartfield Road.
- Planning:** The property benefits from planning consent to convert the upper parts in to two self-contained one-bedroom flats.
- Price:** £650,000
- VAT:** We have been advised that VAT is not payable on the purchase price.
- Business Rates:** We understand the ground and first floor is currently assessed for rates with a Rateable Value of £10,500 and a Rates Payable of £4,546.50.
- Interested parties should make their own enquiries to the London Borough of Merton in this respect.
- Legal Costs:** Each party to be responsible for their own legal costs.
- Viewing:** By appointment only through sole agents Mortimers
Tel: 020 7198 8363