



FOR SALE
FREEHOLD BUILDING COMPRISING GROUND
FLOOR SHOP WITH RESIDENTIAL UPPER
PARTS AND LAND TO THE REAR



177 Merton Road
London SW19 1EE

- Location:** The premises are located on Merton Road, almost immediately opposite Tesco Express and within easy walking distance of Wimbledon Town Centre. South Wimbledon Station (Northern Line) is close by.
- Description:** This is a ground floor lock up shop within an end of terrace property having a large plot of land to the rear. There are 2 x 1 bed flats and a studio above. The land is vacant and may suit some sort of development subject to planning.
- Accommodation:** Retail Area 39.56 sq m (426 sq ft)
Land to rear not measured.
- Income:** Shop vacant previously let at £12,000 pax
Flat A 1 bed vacant previously let at £950 pcm
Flat B 1 bed occupied AST agreement at £950 pcm
Flat C studio vacant previously let at £400 pcm
- Price:** £580,000
- VAT:** We understand that VAT is not payable on the purchase price.
- Business Rates:** Rateable value £8,300
Rates Payable (11/12) £3,593.90
- Legal Costs:** Each party to be responsible for their own legal costs.
- Viewing:** By appointment only through sole agents Mortimers
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