



**DEVELOPMENT OPPORTUNITY FOR SALE
SHOP WITH 1 BED FLAT ABOVE INCLUDES YARD,
FORECOURT & 5 LOCK UP GARAGES.
POTENTIAL FOR REDEVELOPMENT STP**



**83 Haydons Road, Wimbledon
London SW19 1HH**

Location: Positioned at the corner of Haydons Road and Deburgh Road within walking distance of the centre of Wimbledon, South Wimbledon and Colliers Wood Underground Stations.

Description: End terrace property with retail shop on the ground floor and a self contained 1 bedroom flat above. There is forecourt to the front of the building covered yard/stores to the side and rear. In addition the property is available with 5 lock up garages.

The property benefits from planning consent for 2 storey side extension and single storey rear extension to provide larger ground floor shop with two 1 bed flats above. Further potential to redevelop the garages or convert the commercial space into residential subject to planning. For further details see LB Merton, planning reference: 10/P1157

Accommodation: Ground floor shop 48.14 m² (518 sqft) plus forecourt.
Covered Yard 36.30 m² (390 sqft)
First floor flat 48.14 m² (518 sqft)
5 lock up garages with forecourt.

Price: £675,000

VAT: To be confirmed.

Business Rates: Rateable value £4,500
Rates Payable (10/11) £1,863 (UBR 0.414)

Interested parties should make their own enquiries to the London Borough of Merton. These figures may also be subject to small business rates relief.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through sole agents Mortimers
Tel: 020 7198 8363