

**SOUTH WEST LONDON  
RETAIL & RESIDENTIAL INVESTMENT**

**FOR SALE  
FREEHOLD**



**191 WORPLE ROAD, RAYNES PARK SW20 8RE**



**CATTANEO**  
COMMERCIAL  
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## INVESTMENT SUMMARY

- ~ Raynes Park is a thriving, affluent South West London town.
- ~ Prominent self-contained 3 storey property.
- ~ Ground floor restaurant comprising approximately **GIA 1,515 sq ft** let to Raw Bistro Limited for a term expiring on 24th July 2036 at a current rent of **£49,300 per annum**.
- ~ Next upward only rent review is on 24th July 2027 and 3 yearly thereafter.
- ~ Two self-contained upper floor flats sold on long leases with £50 per annum ground rent to apply for each flat.
- ~ Total rent **£49,400 per annum**.
- ~ We are instructed to seek offers in excess of **£625,000** subject to contract and exclusive of VAT.
- ~ We are advised that the property is not elected for VAT.
- ~ EPC Restaurant: D|84; Top Floor Flat 191A: D|57 and Middle Floor Flat 191B - D|66



## LOCATION

Raynes Park is located in the London Borough of Merton in south-west London located 1.5 miles south west of Wimbledon and 6 miles from Central London.

The town is a well-connected popular commuter location, providing direct trains to Clapham Junction (overground) in 11 minutes and to London Waterloo (overground, Bakerloo, Jubilee, Northern and Waterloo & City lines) in 20 minutes from the mainline railway station.

The nearest London Underground station is Wimbledon (District Line) which is 1.4 miles to the north.

Bus services in the vicinity provide direct access to Wimbledon, Kingston, Streatham and Clapham Park.

Raynes Park has good connectivity to main roads with the A3 being 1 mile to the south west, the A24 2 miles to the east with both roads connecting to Junction 10 of the M25.

Heathrow and Gatwick airports are some 12 miles and 22 miles distance from the property, respectively.

## SITUATION

The property is situated to the north side of Worple Road close to the junction with Trewince Road and adjoining the town centre. Located within 150 metres of Raynes Park mainline railway station and main retail centre.

There is a wide range of retail units, restaurants and bars situated close by, including **Waitrose**, **Starbucks**, **Sainsbury's Local**, **Costa Coffee**, **Gregg's** and also a **Travelodge**.



## COMMUNICATIONS

Approximate times and distances

Mode	Destination	Time
🚶	London Waterloo	20 Minutes
	Clapham Junction	11 minutes
	Wimbledon	5 minutes

Mode	Destination	Miles	Km
🚗	M25 (Junction 10)	14 miles	22.5 Km
	A3	1 mile	1.6 km
	A24	2 miles	3.2 km

Mode	Destination	Miles	Km
✈️	Heathrow airport	12 miles	19 km
	Gatwick airport	22 miles	35 Km

## DESCRIPTION

The property comprises a self contained 3 storey unit with a prominent frontage and the entire ground floor operating as a restaurant.

## ACCOMMODATION

The ground floor provides a total floor area of approximately 1,515 sq ft GIA. There are two self contained 2-bedroom flats at first and second floor levels which are accessed from the front of the property. Both flats have been sold and are held on long leasehold interests.

## TENANCY

Floor	Tenant	Lease Start	Lease Expiry	Rent Review	Rent pa	Comments
Ground	Raw Bistro Ltd	15/05/2023	24/07/2036	24/07/2027 24/07/2030 27/07/2033	£49,300	Inside the Act.
Flat A		23/08/2006	22/08/2171	—	£ 50	Ground Rent.
Flat B		15/02/2006	14/02/2171	—	£ 50	Ground Rent.
<b>CURRENT INCOME PAX</b>					<b>£49,400</b>	

Raw Bistro is a South African family run restaurant. The company was incorporated in January 2023. The company registration number is 14622467.



**191 WORPLE ROAD**



## FURTHER INFORMATION

### TENURE

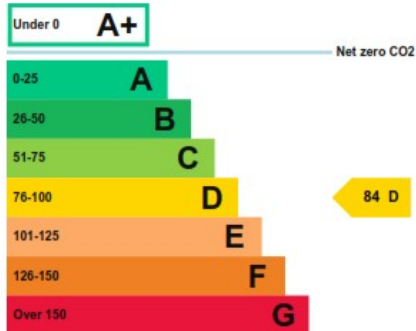
Freehold.

### VAT

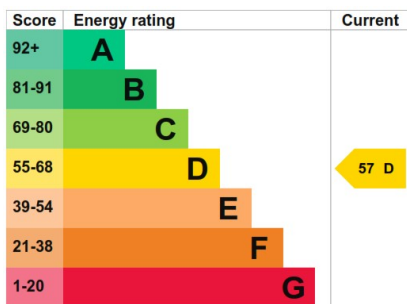
We are advised that the property has not been elected for VAT.

### EPC

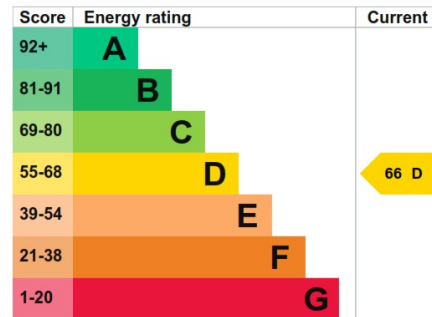
Ground Floor



191A Worple Road



191B Worple Road



### ANTI-MONEY LAUNDERING

In accordance with AML regulations, the successful purchaser will be required to satisfy the vendor on the source of funds used to acquire the property.

## PROPOSAL

We are instructed to seek offers in excess of **£625,000 (Six Hundred and Twenty-Five Thousand Pounds)** subject to contract, reflecting a Net Initial Yield in the region of **7.4%** allowing for graduated costs.

### VIEWINGS

Inspections of the property are strictly by prior appointment only via Cattaneo Commercial Limited as the sole agent. Details of viewing days will be arranged with dates and times available upon request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

### CONTACTS

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