



## 156 - 158 Merton Road, Wimbledon, SW19 1EG

### ***FREEHOLD REVERSIONARY INVESTMENT FOR SALE***

## **FOR SALE**

**Area: 757 FT<sup>2</sup> (70M<sup>2</sup>) | Offers in the Region Of £1,250,000**

#### **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.

## 156 - 158 Merton Road, Wimbledon, SW19 1EG

### 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: £6000 pa rising to £8000 pa in 2018, 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 <sup>2</sup>     | AREA M <sup>2</sup>    |
|-----------------------------|--------------------------|------------------------|
| 156 Merton Road (GF retail) | 340                      | 32                     |
| 158 Merton Road (GF retail) | 417                      | 39                     |
| <b>TOTAL</b>                | <b>757FT<sup>2</sup></b> | <b>70M<sup>2</sup></b> |

### AMENITIES:

- Prominent location
- Investment opportunity
- Ground floor retail units & 2 resi flats
- Potential for redevelopment STP

### TENURE:

Freehold

|                             |                         |                       |   |
|-----------------------------|-------------------------|-----------------------|---|
| <b>OFFERS IN EXCESS OF:</b> | £1,250,000              | <b>RATES PAYABLE:</b> | Estimated at approx £15,900                             |
| <b>SERVICE CHARGE:</b>      | Upon application        | <b>VAT:</b>           | Applicable.   |
| <b>EPC:</b>                 | Available upon request. | <b>LEGAL COSTS:</b>   | Each party to be responsible for their own legal costs. |

### CONTACT:

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