

Retail unit with flat above FOR SALE

312 Worple Road
Raynes Park
SW20 8QU

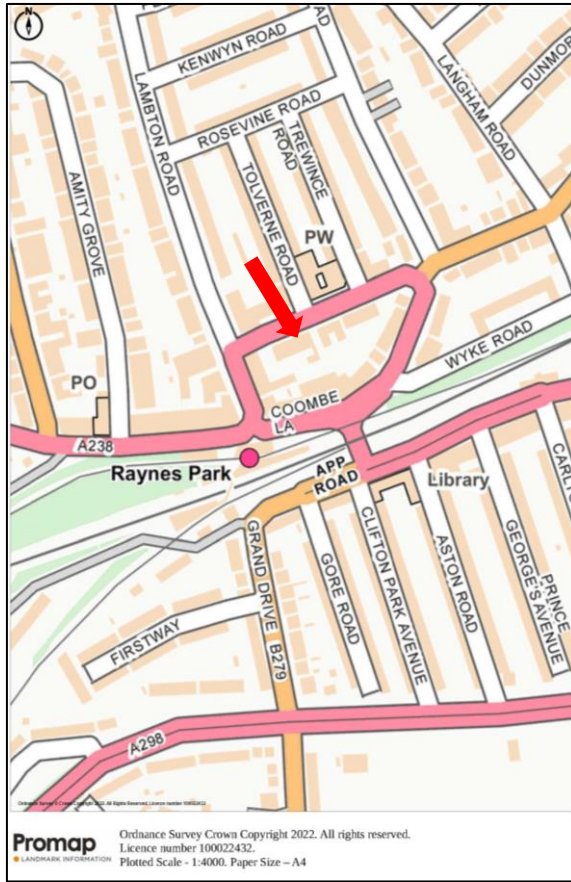
**BEST BIDS BY FRIDAY 15TH MARCH 2024 5PM.
FURTHER DETAILS ON REQUEST.**

1,348 sq. ft.
(125.22 sq. m.)



Vacant shop and flat with development potential
(subject to the usual consents)

LOCATION PLAN



LOCATION

The property is situated in the centre of Raynes Park and located to the south side of Worple Road (A238), almost directly opposite its junction with Tolverne Road, with the A3 approximately 1 mile to the west. And is within a few minutes' walk of Raynes Park railway station, with its regular services to London Waterloo (21 minutes) and Wimbledon (2 minutes).

It forms part of an established retail terrace fronting on to the one way traffic system which loops clockwise round Raynes Park.

DESCRIPTION

The property comprises a two storey, mid-terraced building, of late Victorian age of brick walls, under a pitched slate roof. It is arranged as a ground floor shop with a 2-bed flat above.

Rear vehicular access is provided via Pepys Court.

TENURE

Freehold with vacant possession on completion.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ACCOMMODATION

Ground Floor NIA	629 sq. ft. (58.41 sq. m.)
1 ^o Floor GIA	719 sq. ft. (66.81 sq. m.)
TOTAL	1,348 sq. ft. (125.22 sq. m.)

RATES / COUNCIL TAX

GF Rateable value: £7,500

The 2022/23 UBR is 49.9p in the £.

Small Business Rates Relief may be available.

Flat is Band C

Interested parties should make their own enquiries with Merton Council to confirm the rates and Council tax payable.

AMENITIES

- Ground Floor Class E Use
- 2 bed flat over
- Potential for extension/development, subject to the usual consents.

VAT

We understand VAT is not applicable to the price.

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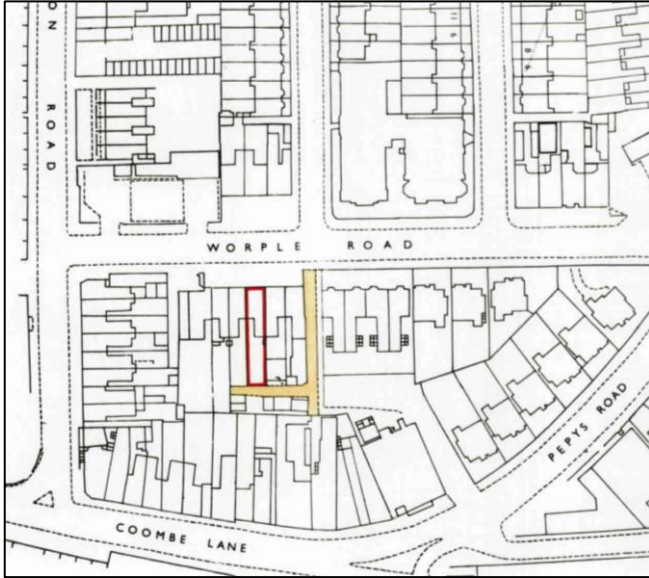
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Price: £750,000

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- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

SITE PLAN



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Strictly by appointment via Sole Selling Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk



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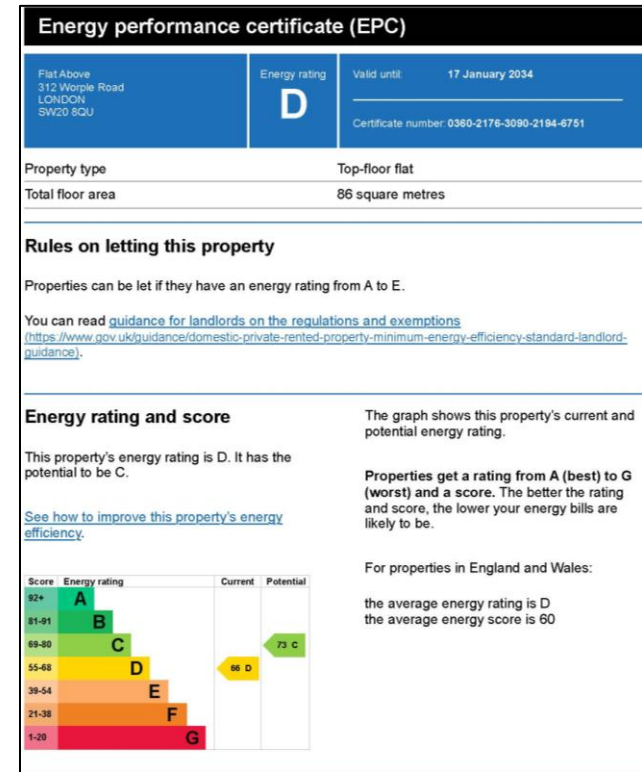
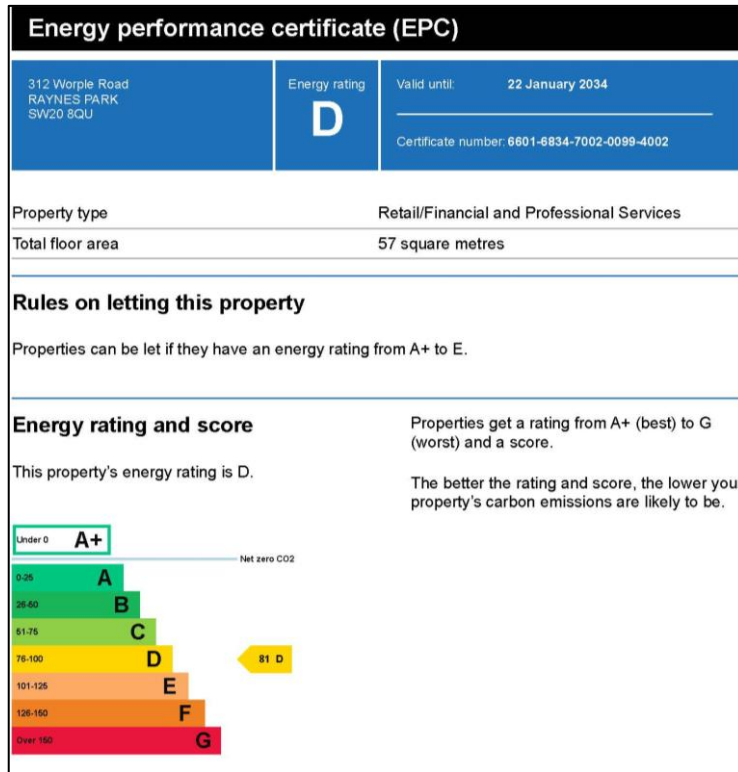
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
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EPCs

Shop GF - Band D (81) Expires 22 January 2034

Flat FF – Band D (66) Expires 17 January 2034



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