

Investment Property  
Class E Retail Unit with Flat above  
**FOR SALE FREEHOLD**

407a Kingston Road  
Wimbledon Chase  
SW20 8JS

1,263 sq. ft.  
(117.33 sq. m.)



## LOCATION

The property is situated in LB Merton and located on the north side of Kingston Road (A238), at its junction with Oxford Avenue. Wimbledon Chase Railway Station is within ¼ mile. with its regular Thameslink services to London St Pancras Int (1 hr 15 mins) London Bridge (48 mins), Wimbledon (4 mins), and Sutton (15 mins). The A3 is approximately 1 mile to the west.

The property forms part of an established retail terrace fronting Kingston Road.

## DESCRIPTION

The property comprises a two storey, end-of-terraced corner building, constructed in c. 1925 in brick walls, under a pitched and tiled roof. It is arranged as a ground floor shop with a 1-bed flat above.

Access to the Shop/ Office is via the front door facing Kingston Road, while the access door to the Flat above is in Oxford Avenue.

There is one car parking space between the pavement and the shop front.

Access to the rear yard and workshop, neither of which are demised to either tenant, is also off Oxford Avenue, and the passageway to the rear.

## TENURE

Freehold subject to current lease on Ground Floor Shop, and Assured Shorthold Tenancy on Flat above, as below:

### Shop/ Class E Unit

Let for a term of 5 years on an internal repairing and insuring basis, expiring on 23 July 2025. The rent passing is £16,800 per annum, exclusive. The Lease is contracted out of the renewal provisions of the Landlord and Tenant Act 1954. The landlord holds a rent deposit of £1,100.

### FLAT

The first floor flat is let on an Assured Shorthold Tenancy which can be terminated with 2 month's notice by either landlord or tenant. The rent passing is of £1,300 per calendar month, exclusive of Council Tax and Utilities. The landlord holds a rent deposit of £1,500 in an approved scheme.

## LEGAL COSTS

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

## ACCOMMODATION

Ground Floor NIA	440 sq. ft.	( 40.87 sq. m.)
Rear Workshop	316 sq. Ft.	( 29.36 sq. m.)
1° Floor GIA	507 sq. ft.	( 47.10 sq. m.)
<b>TOTAL</b>	<b>1,263 sq. ft.</b>	<b>(117.33 sq. m.)</b>

## RATES / COUNCIL TAX

GF Rateable value (2023): £4,850  
The 2024/25 UBR is 49.9p in the £.  
Small Business Rates Relief may be available.  
The residential Flat is in Council Tax 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
- First floor flat - 1 bedroom, Living Room, Kitchen and Bathroom
- External rear Yard with timber workshop.
- Potential for extension/development, subject to the usual consents.

## VAT

We understand VAT is not applicable to the price.

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Strictly by appointment via Sole Selling Agents:

**Andrew Scott Robertson**

Contact: **Robin Catlin/ Stewart Rolfe**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

**Guide Price: £675,000**

**FOR SALE FREEHOLD**



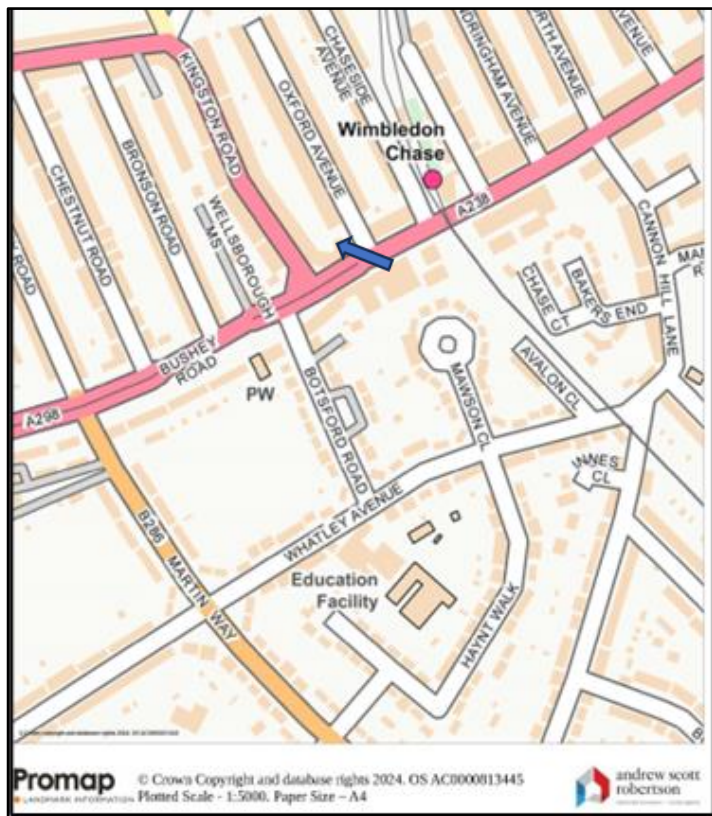
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 (i) VAT may be applicable.  
 (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract  
 (iii) all descriptions, dimensions, 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;  
 (iv) 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



Plan - Title No SGL182047

Location Plan

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# Energy Performance Certificates (EPC's)

Shop (Ground Floor) - Band C (72) Expires 27 May 2030

Amberwood Restoration Ltd 407a Kingston Road LONDON SW20 8JS		Energy rating <b>C</b>	Valid until: 27 May 2030
		Certificate number: 2958-3015-4395-9409-6421	
Property type	A1/A2 Retail and Financial/Professional services		
Total floor area	45 square metres		

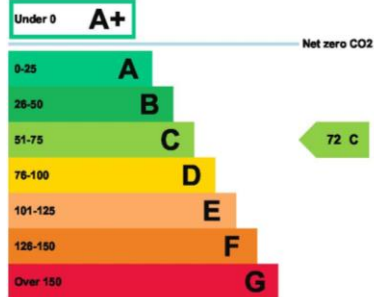
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/home-domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/government/publications/home-domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.



Flat (First Floor) – Band D (67) Expires 22 April 2034

Flat 1 407a Kingston Road LONDON SW20 8JS		Energy rating <b>D</b>	Valid until: 22 April 2034
		Certificate number: 3334-4224-2300-0118-7292	
Property type	Top-floor flat		
Total floor area	49 square metres		

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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