ROBERT HOLMES & COMPANY

FOR SALE **PRELIMINARY DETAILS**

Prime Freehold Reversionary Mixed-Use/Class E + C3 Investment with Development Potential for Additional Residential STPP in Wimbledon Park

150/150A Arthur Road, Wimbledon Park, London SW19 8AQ



MISREPESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1981 Robert Holmes and Co for themselves and for the Vendors/Lessors of this property whose agents they are give notice that; a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) 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 purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Robert Holmes and Co has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract

INVESTMENT SUMMARY

- Affluent suburb of SW London with excellent transport links to Central London
- London Borough of Merton – Primary Shopping Area designation
- Four-storey Class E/Mixed-Use Reversionary Investment
- Total Accommodation: **1,956 sq ft** (181.71 m²) rising to **2,179 sq ft** (202.44 m²) including Terrace
- Passing Rent: **£49,500 per annum** with significant near-term reversionary potential to – circa **- £56,000/59,000 per annum.**
- Development Opportunity: London Borough of Merton has confirmed the principle of development is acceptable for a rear extension to create 2 additional self-contained flats, subject to amendment. (LBM Ref: 26/001/PREAPP)
- Freehold

LOCATION

The property occupies an excellent central trading position on Arthur Road within an identified Primary Shopping Area, situated close to local amenities and a short distance from **Wimbledon Park Underground Station** (District Line), providing rapid connections into Central London. Road communications are excellent with easy access to the A3 and the M25 network serving Heathrow and Gatwick airports.

DESCRIPTION

The property comprises a mid-terrace building configured over lower ground/basement, ground, first, and second floor levels. The ground floor and basement feature a Class E commercial layout with a full street frontage, kitchen, and lower-ground treatment rooms and storage. There is rear access from the service road at the rear, and 1 x car space. The upper parts comprise a self-contained, split-level residential unit over first and second floors, offering 4 spacious rooms, a kitchen, and a bathroom, further enhanced by an extensive **223 sq ft private rear terrace**.

ACCOMMODATION All measurements are approximate:

Ground Floor Retail: 318 sq ft (29.54 m²)

Basement (Treatment Rooms/Ancillary/Storage): 769 sq ft (71.44 m²)

Residential Upper Parts (1st & 2nd): 869 sq ft (80.73 m²)

Residential Private Terrace: 223 sq ft (20.71 m²)

Total Internal Area: 1,956 sq ft (181.71 m²)(inc. Terrace): 2,179 sq ft (202.44 m²)

Total Footprint (inc. Terrace): 2,179 sq ft (202.44 m²)

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LEASE & TENANCY DETAILS

- **Commercial:** The ground floor and basement are held under a Full Repairing and Insuring lease to **Kannika Banluesin** for a term of 5 years from November 2022, expiring in **November 2027** without break at a rent of **£22,500 per annum**. The November 2025 rent review was not operated, leaving the commercial element highly reversionary ahead of lease expiry.
- **Residential:** The upper parts are held under an Assured Shorthold Tenancy, from 5th April 2025 and comprise 4 rooms, kitchen, and bathroom, currently producing an income of **£2,250 per calendar month** (£27,000 per annum)
- **Total Combined Passing Rent: £49,500 per annum**.

EPC Commercial – C. Residential - D

TOWN PLANNING

Pre-Application Advice (Ref: 26/001/PREAPP): Formal council notes confirm the **principle of residential development is acceptable** for a net increase of 2 dwellings, bringing a total of 3 flats to the upper/rear parts (2 x 1-bedroom and 1 x 2-bedroom) along with an extended ground floor commercial unit.

Note: The council has indicated that the proposed rear massing/depth must be stepped back to respect neighbouring daylight levels prior to a full planning application. Full details can be made available upon request.

TENURE: Freehold. Title No. TGL 57781

PRICE/PROPOSAL:

Guiding at offers of £1,200,000. Subject to Contract

- **VAT:** The property has not elected to tax so Vat will not apply.
- **LEGAL COSTS:** Each party is to pay their own legal costs in this matter.
- **ANTI-MONEY LAUNDERING:** A buyer will be required to comply with legislation relating to Anti-Money Laundering.
- **MECHANICAL AND ELECTRICAL** M+E services installed have not been tested and cannot be warranted. Buyers should make their own enquiries regarding all equipment installed.

VIEWING: By appointment with sole agents Robert Holmes and Co
john.m@robertholmes.co.uk John Mager – M +44 (0)7973843444. Subject to Conract.

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