



Commercial Development in

Kingston Road, London, London, SW19 1JX

£870,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Freehold Property
- ✓ Total Current Passing Rent: £67,200 per annum
- ✓ Excellent location within an affluent SW19 postcode
- ✓ Investment Opportunity
- ✓ Viewing Highly Recommended

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

FREEHOLD INVESTMENT FOR SALE

3 & 3A KINGSTON ROAD, WIMBLEDON, SW19 1JX

SHOP & RESIDENTIAL INVESTMENT

Subject to existing leases and tenancies

Investment Summary

- Freehold & Leasehold
- Comprising a shop and 3 flats
- Fully let subject to ASTs / Lease
- Total Current Passing Rent: £67,200 per annum - The current rents are below market rate, and that there is potential for significant increases.
- Excellent location within an affluent SW19 postcode

Location:

The property is prominently located opposite South Wimbledon Underground Station (Northern Line) on Kingston Road junction with Merton High Street, Morden Road and Merton Road, short distance from Wimbledon town. Merton Road tram stop is minutes away and on numerous bus routes.

The surrounding area features a vibrant mix of commercial and residential properties, with nearby occupiers including Sainsbury's Local, Tesco Express, nail salon, food outlets, hairdressers and a variety of other local retailers, contributing to strong footfall.

Description

This three storey building comprises ground shop and 1 x one bedroom and 2 x two bedroom flats and arranged over ground, first and second floors. All flats are in excellent condition benefiting from gas central heating, double glazed, full bathroom and fitted kitchen.

Freehold building with shop and 3 flats (Existing leases on the three flats, all three flats have a long lease of 999 from 2019 Between freeholder/internal transaction).

Tenure

Freehold building with shop and 3 flats (Existing leases on the three flats, all three flats have a long lease of 999 from 2019 Between freeholder/internal transaction.) Title Number- SGL806813 SGL810859 SGL806815 Freehold - SGL604965

Price: Starting Bid £870,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: None

Description

This three storey building comprises ground shop and 1 x one bedroom and 2 x two bedroom flats and arranged over ground, first and second floors.

Location

The property is prominently located opposite South Wimbledon Underground Station (Northern Line) on Kingston Road junction with Merton High Street, Morden Road and Merton Road, short distance from Wimbledon town.

Tenure

3 Leasehold Flats - SGL806813 SGL810859 SGL806815
Freehold - SGL604965

EPC's

Commercial - Rating E
Flats - D, D, C

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Kingston Road, London, London, SW19 1JX

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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