



80 Coombe Lane, London, SW20 0AX

Prime mixed-use property in Raynes Park with a modern retail unit & spacious 2-bed flat. High foot traffic & excellent transport links!

Key Points

- Prime High Street Location – Positioned in a prominent retail area with high footfall
- Strong Transport Links – Just a 5-minute walk from Raynes Park railway station
- Self contained – The residential apartment benefits from a private entrance, enhancing tenant privacy and rental flexibility.
- Mixed-Use Versatility – Includes a modern ground-floor retail unit (suitable for uses in Class E) and a 2xbed flat
- Modern Retail unit – Features large display windows, a well-planned layout, air conditioning, and staff facilities
- Located in a vibrant shopping district with a mix of independent shops, cafes, and essential amenities, ensuring steady demand.

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Summary

Available Size	627 to 1,525 sq ft
Rent	£70,000 per annum for both commercial and residential units
Rates Payable	£6.87 per sq ft
Service Charge	N/A
Estate Charge	N/A
Total	£6.87 per sq ft
Rateable Value	£21,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

A versatile two-storey, mixed-use property offering a prime opportunity for a retailer who is also looking for a residential flat. The ground floor features a modern retail unit with a spacious storefront, large display windows for maximum visibility, and a well-designed layout, and storage facilities. The space is fully equipped with air conditioning and high ceilings.

Above, the first-floor apartment provides a bright and airy two-bedroom living space, accessible via a private entrance. With a well-proportioned living room, kitchen, and bathroom, this residence offers comfortable urban living in a highly desirable location.

Location

Situated in the heart of Raynes Park, this property enjoys excellent exposure within a bustling commercial district. Surrounded by a diverse mix of independent retailers, cafes, and essential amenities, it benefits from strong local foot traffic. The location is highly accessible, just a 5-minute walk from Raynes Park railway station, offering frequent services to London Waterloo in approximately 20 minutes. Positioned within the London Borough of Merton, Raynes Park combines suburban charm with outstanding transport links, making it an attractive area for both business and residential purposes.

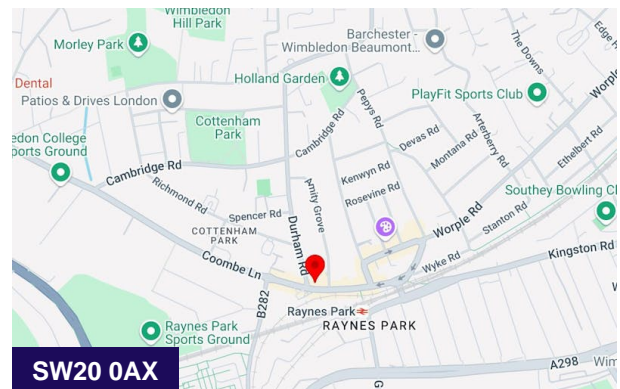
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Retail	898	83.43	£42,500 /annum	Available
1st - 2 bedroom flat	627	58.25	£27,500 /annum	Available
Total	1,525	141.68		

Terms

The property is available as a whole, with an asking rent of £70,000 pa exclusive. The landlord will consider letting the units on separate arrangements.



Get in touch



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