Retail & 2 Flats For Sale

146 Merton High Street
Wimbledon
SW19 1BA

Now available
1,971 sq. ft.
(183.15 sq. m)

Sought after Investment property with development potential

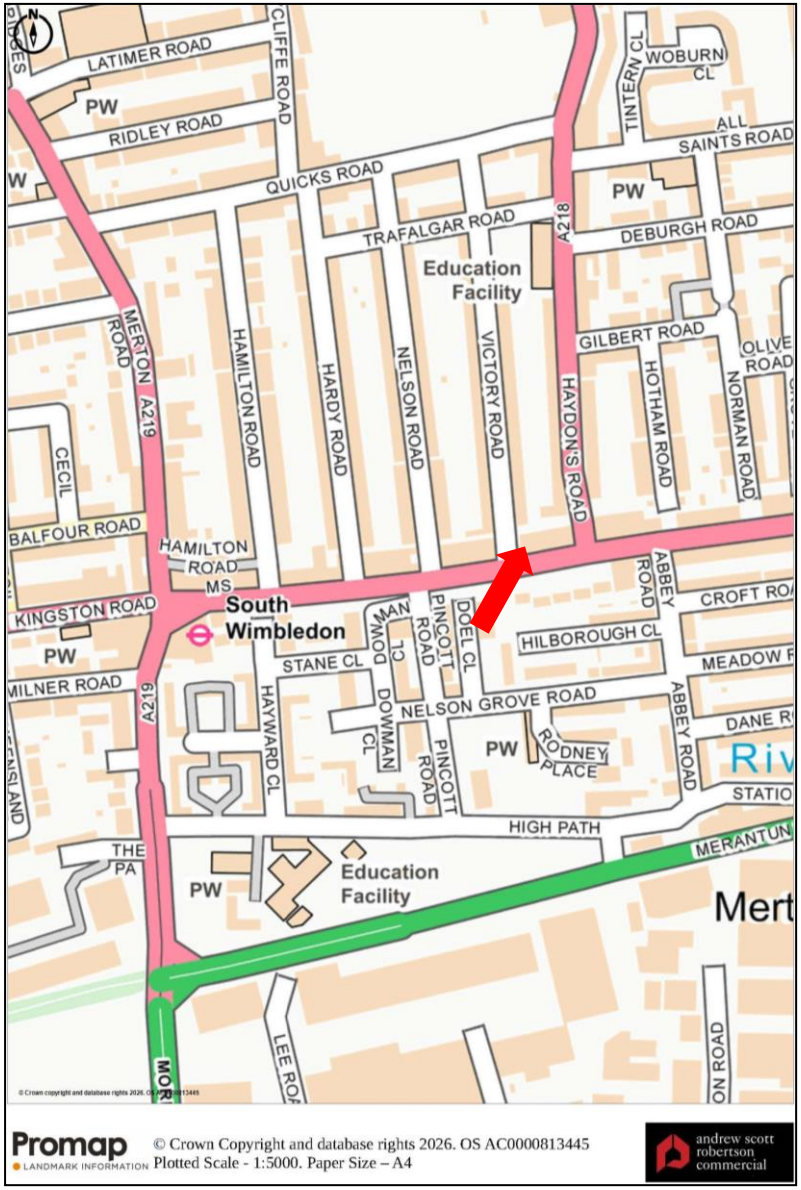
andrew scott robertson commercial

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION PLAN



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Plotted Scale - 1:5000. Paper Size – A4

LOCATION

The property is located close to South Wimbledon Underground station (Northern Line). Wimbledon Train station is approximately 1¼ miles from the property, serving London Waterloo (19 mins), London Underground (District Line) and Tramlink (to Croydon and Beckenham).

The property is highly prominently located on the junction of Merton High Street and Victory Road. Haydons Road Train station is approximately ¾ of a mile to the north, with its regular services to London and Sutton. Numerous bus routes pass the property.

DESCRIPTION

The property comprises an end of terraced property arranged over ground and two upper floors. The ground floor is currently let but will be offered with vacant possession.

The upper floors comprise two flats. The first floor flat comprises 2 bedrooms, whilst the top (2nd) floor flat consists of a bedsit with loft area (possible bedroom).

AMENITIES

- Good public transport links
- Vacant possession of ground floor
- Scope for development to rear of ground floor, subject to usual consents
- Both flats refurbished with the last 7 years

FLOOR AREAS

Ground Retail:	841 sq. ft. (	78.15 sq. m.)
Flat A:	549 sq. ft. (	51.00 sq. m.)
Flat B:	581 sq. ft. (	54.00 sq. m.)
TOTAL:	**1,971 sq. ft. (**	**183.15 sq. m.)**

TENURE / PRICE

£790,000 for the freehold interest with vacant possession of ground floor.
NIY 7.27% once ground floor let.

Ground ERV £25,000 pa
1st floor AST let at £1,600 pcm (£19,200 pa)
2nd floor AST let at £1,350 pcm (£16,200 pa)

LEGAL COSTS

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

VAT

The property is not elected for VAT.

EPC

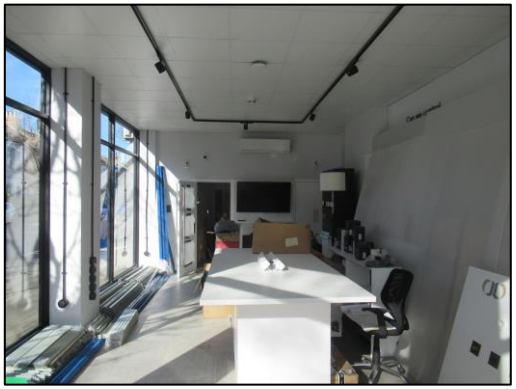
GF – Band B (47) Expires 24 March 2036
Flat A – Band D (56) Expires 10 May 2027
Flat B – Band E (44) Expires 10 May 2027

RATES / COUNCIL TAX

2026 List rateable value
GF Shop: £12,500
Flat A: Band C
Flat B: Band D
UBR 2026/27 – 0.43.2 in the £
Source: VOA website.

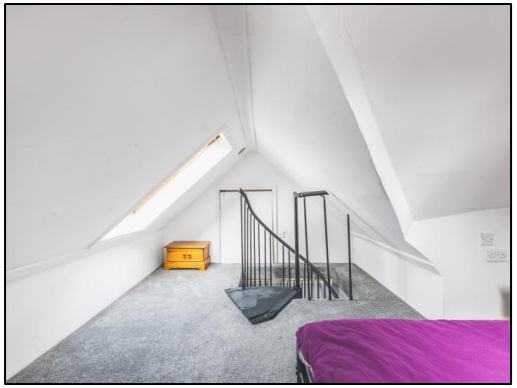
Interested parties should make their own enquiries with Merton Council to confirm the rates/Council Tax payable.

RETAIL

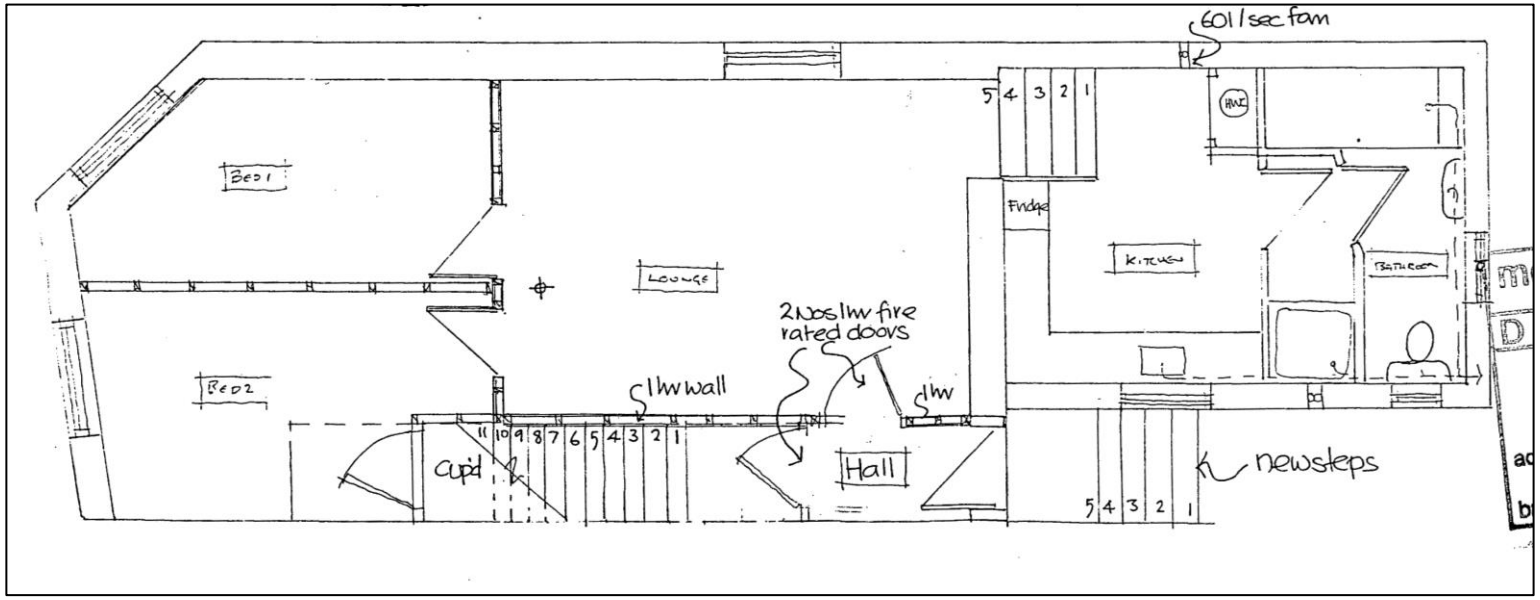


FLAT A

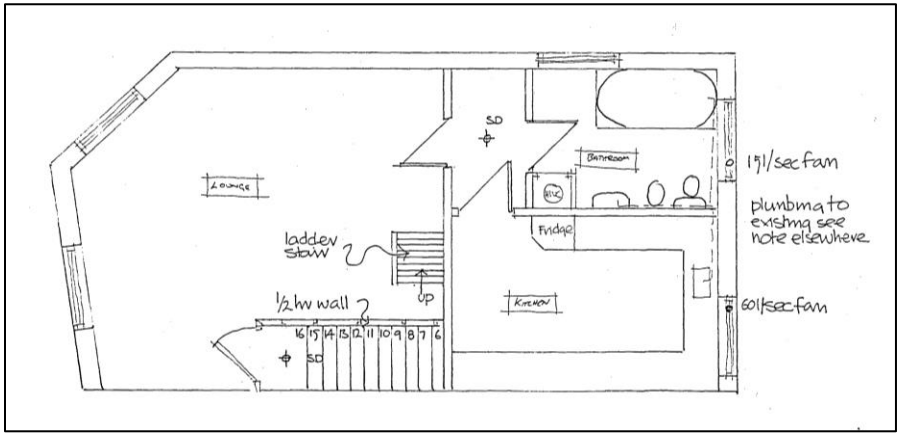
FLAT B

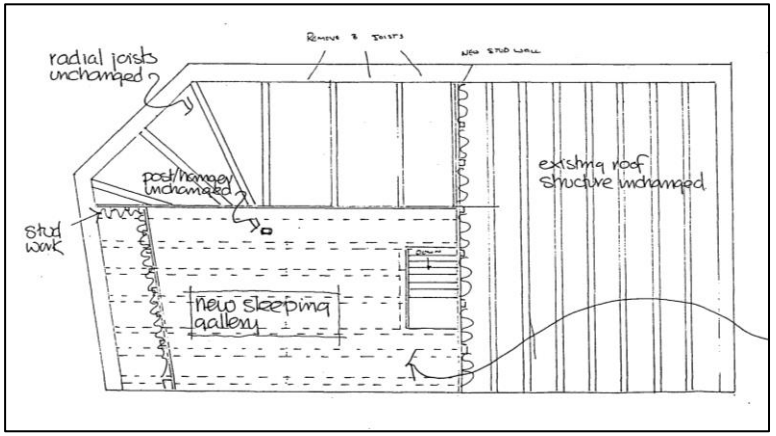


146A - FIRST FLOOR

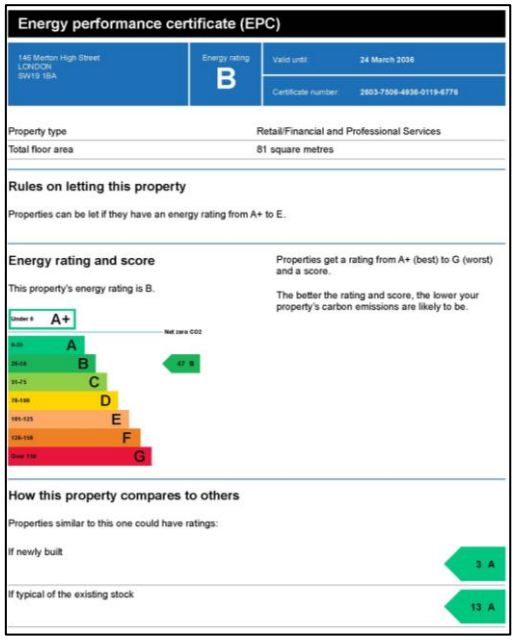


146B - SECOND FLOOR & ROOF SPACE





GROUND EPC



Energy performance certificate (EPC)

146 Merton High Street
LONDON
SW19 1BA

Energy rating: B

Valid until: 24 March 2036

Certificate number: 2603-7506-4936-0119-6776

Property type	Retail/Financial and Professional Services
Total floor area	81 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
0-20 A
21-38 B
39-54 C
55-68 D
69-80 E
81-91 F
92-100 G
Over 100 G
Net zero CO2
47 B

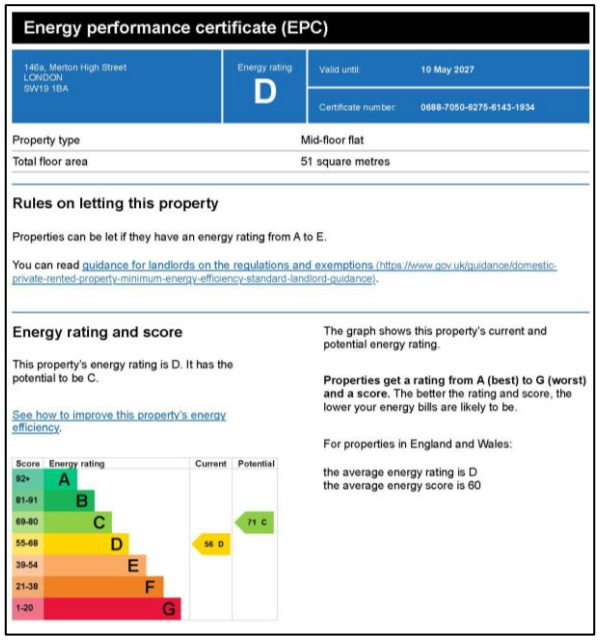
How this property compares to others

Properties similar to this one could have ratings:

If newly built 3 A

If typical of the existing stock 13 A

FLAT A EPC



Energy performance certificate (EPC)

146a, Merton High Street
LONDON
SW19 1BA

Energy rating: D

Valid until: 10 May 2027

Certificate number: 0688-7050-6275-6143-1934

Property type	Mid-floor flat
Total floor area	51 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-standard-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.

The graph shows this property's current and potential energy rating.

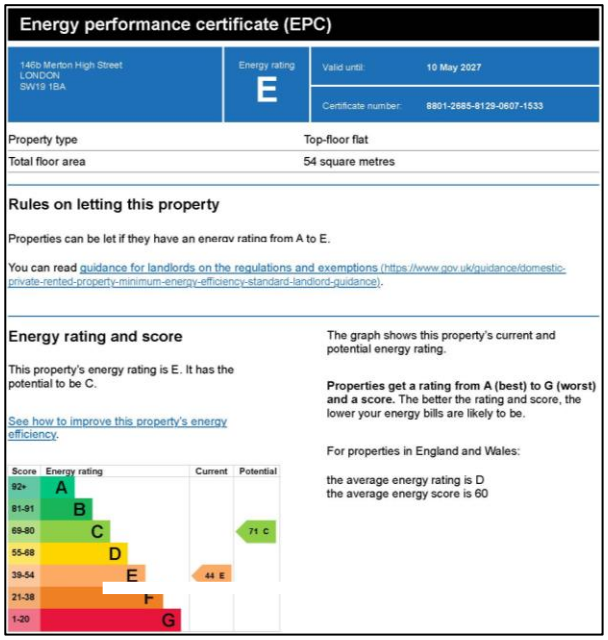
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FLAT B EPC



Energy performance certificate (EPC)

146b Merton High Street
LONDON
SW19 1BA

Energy rating: E

Valid until: 10 May 2027

Certificate number: 8801-2685-8129-0607-1533

Property type	Top-floor flat
Total floor area	54 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-standard-landlord-guidance).

Energy rating and score

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Strictly by appointment via Sole Agents:
Andrew Scott Robertson Commercial
Tel: **020 8971 3800**
Email: **commercial@as-r.co.uk**

andrew scott robertson commercial

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

(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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2026