2 Retail units & 1 Flat For Sale

115 Merton Road
Wimbledon
SW19 1ED

Now available
1,036 sq. ft.
(96.28 sq. m)

andrew scott robertson commercial

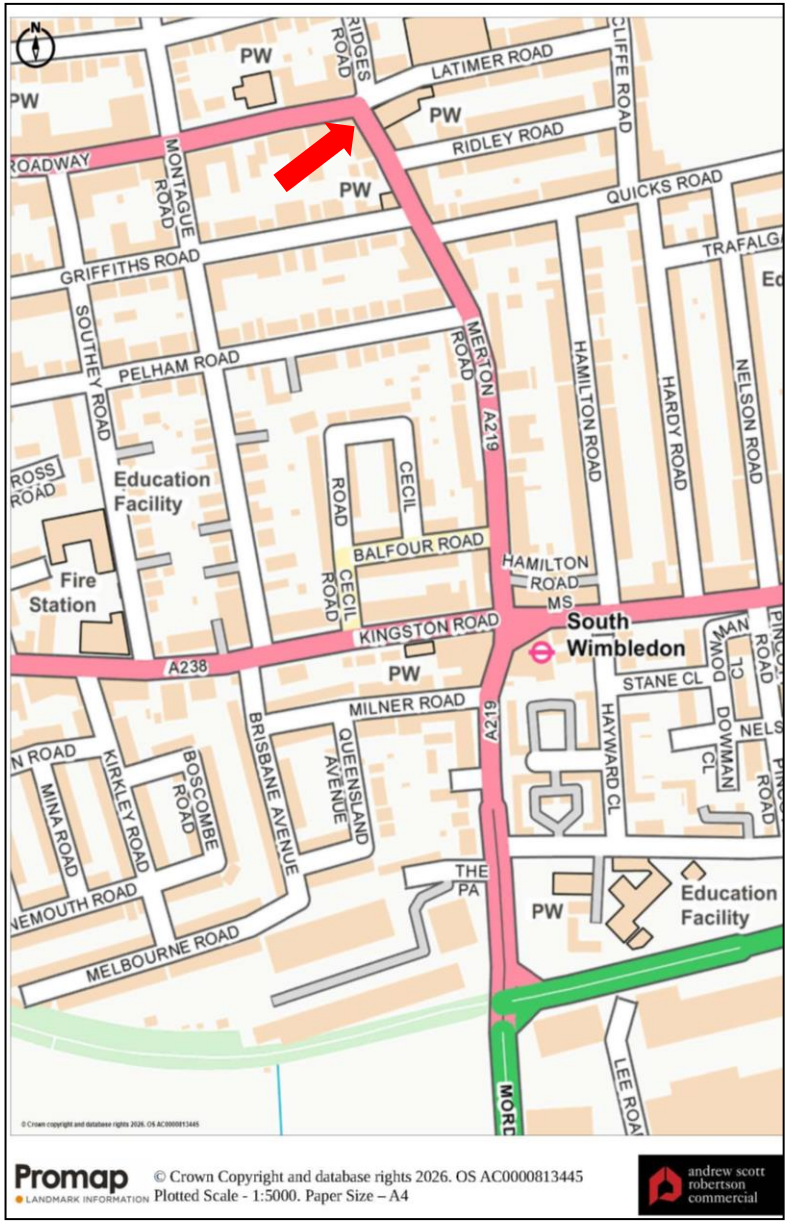
Well located investment property

PROFESSIONAL PROPERTY PEOPLE

The Property Ombudsman

RICS

LOCATION PLAN



LOCATION

The property is located on the junction of Merton Road and The Broadway and close to the junction with Latimer Road. South Wimbledon Underground station (Northern Line) is a 7 minutes walk and Wimbledon Train station is a 12-minute walk from the property. Numerous bus routes pass by the property.

DESCRIPTION

The property comprises a mid terraced property arranged over ground, lower ground and two upper floors. The ground and lower ground floors comprise a retail unit and take-away, together with a flat accessed from the rear. All are let offering secure income in this popular location.

The upper floors comprise three flats, which have been sold on long leases.

AMENITIES

- Good public transport links
- Fully let property plus scope for lease extension on Flat 1.
- Popular location
- High traffic and pedestrian flow

FLOOR AREAS

115 (Retail):	544 sq. ft.	(50.50 sq. m.)
115a (Take-away):	142 sq. ft.	(13.19 sq. m.)
115 (Flat):	351 sq. ft.	(32.58 sq. m.)
TOTAL:	**1,036 sq. ft.**	**(96.28 sq. m.)**

VAT

The property is not elected for VAT.

PRICE

£620,000 for the freehold interest subject to the various tenancies.

Net Initial Yield 6.36%. After purchaser's costs of 4.92% Gross yield 6.68%.

TENANCIES

115 & rear studio flat	Let at £29,400 pa
115a	Let at £15,000 pa
TOTAL	**£44,400 pa**

115 Shop & Flat let to 21 March 2037. Rent review and break 2027 & 2032.
115a Shop – No formal agreement. New lease on completion (if required)
Flat 1 Let to 28/09/2091 (65 yrs unexpired)
Flat 2 Let to 31/03/2182 (156 yrs unexpired)
Flat 3 TBA

LEGAL COSTS

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

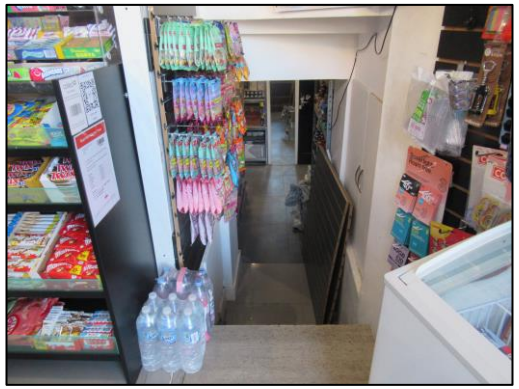
EPC

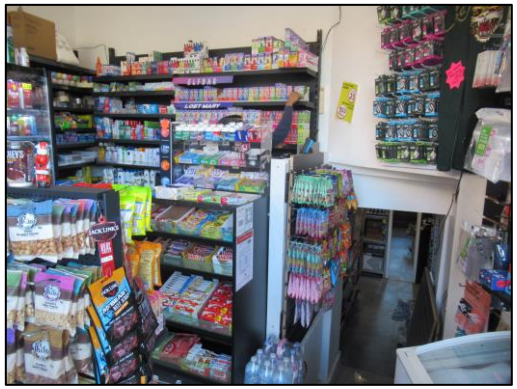
115 – Band D (83) Expires 6 May 2036
115a – Band D (77) Expires 6 May 2036
115 Flat – Band D (57) Expires 3 May 2036

RATES / COUNCIL TAX

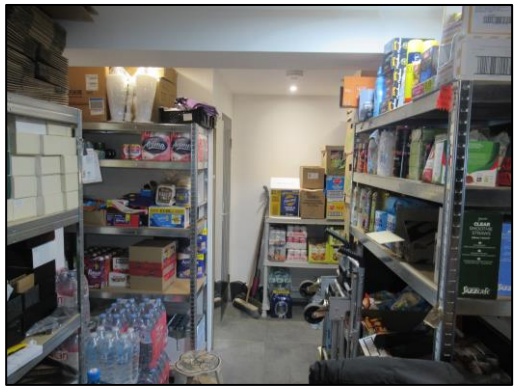
2026 List rateable value
115: £7,500
115a : £6,200
Flat: Band C
UBR 2026/27 – 0.38.2 in the £
Source: VOA website.

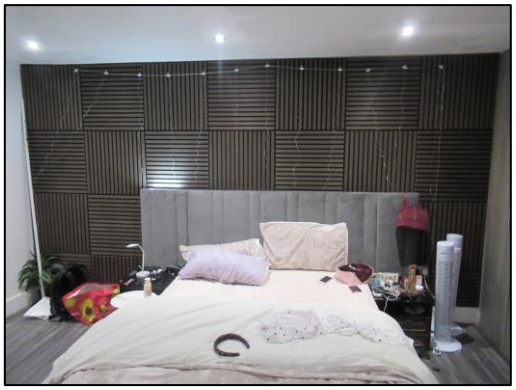
Interested parties should make their own enquiries with Merton Council to confirm the Business rates/Council Tax payable.



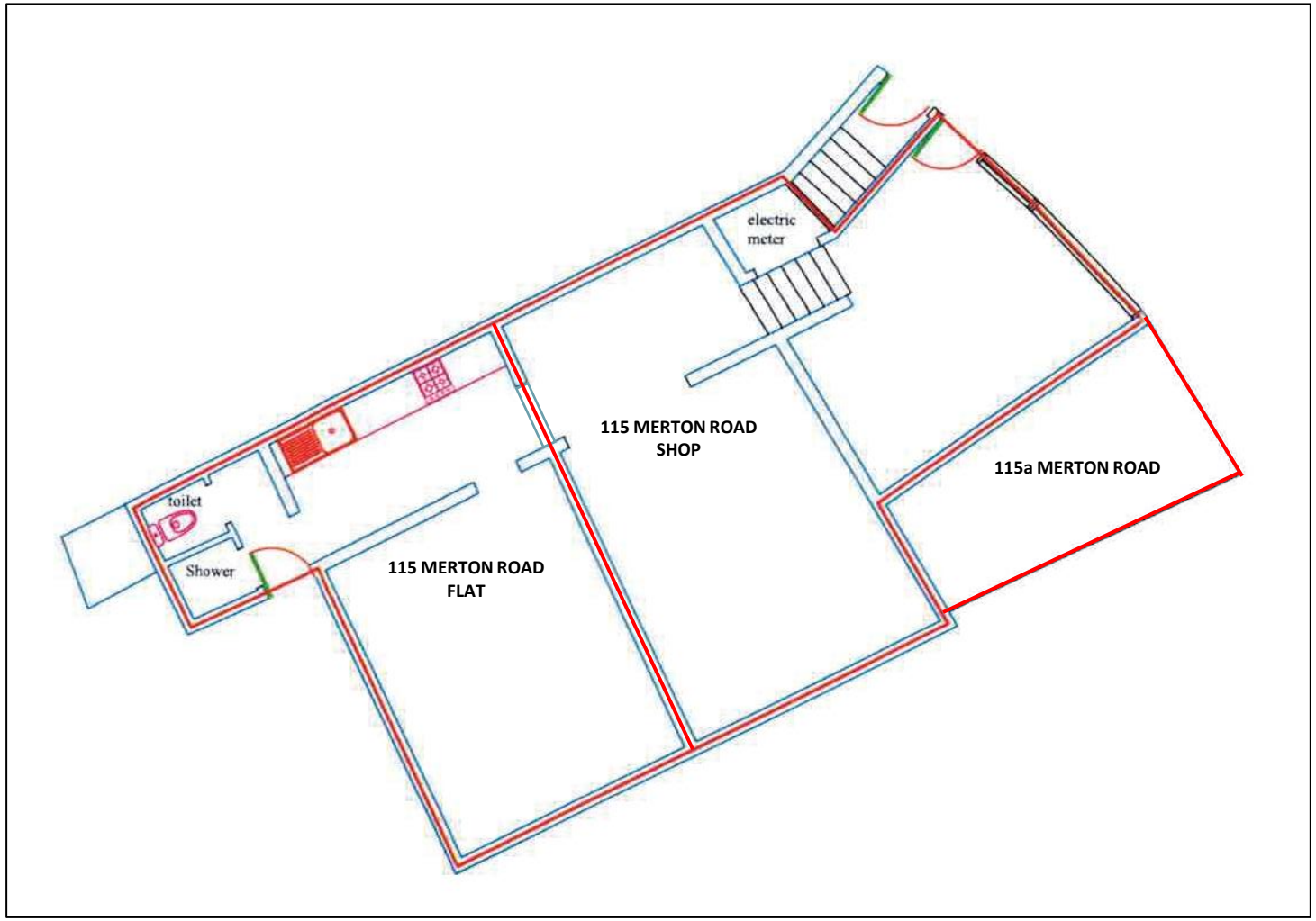


CONVERSE
HENRY POOLE

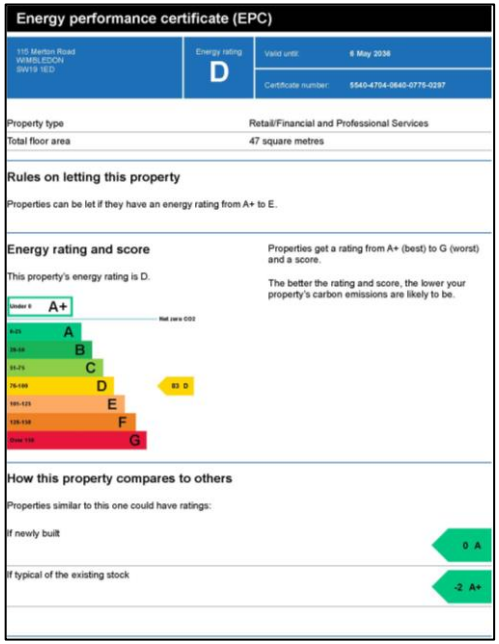




FLOOR PLAN


electric
meter
115 MERTON ROAD
SHOP
115a MERTON ROAD
toilet
Shower
115 MERTON ROAD
FLAT

115 MERTON ROAD
EPC



Energy performance certificate (EPC)

115 Merton Road
WIMBLEDON
SW19 1ED

Energy rating: D

Valid until: 6 May 2036

Certificate number: 5540-4704-0640-0775-0297

Property type	Retail/Financial and Professional Services
Total floor area	47 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 D.

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+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
83 D

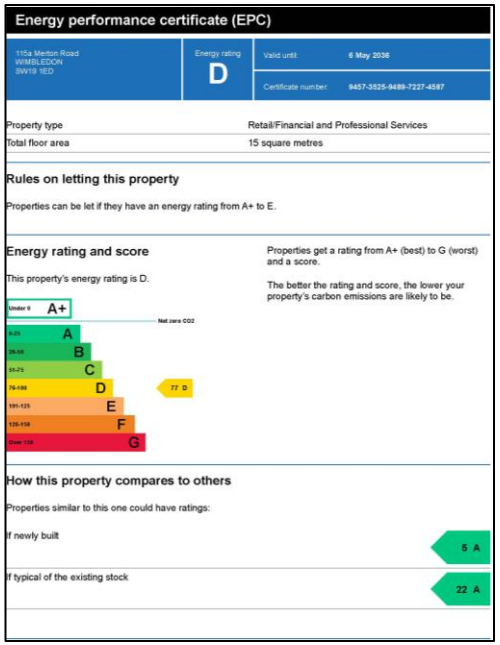
How this property compares to others

Properties similar to this one could have ratings:

If newly built: 0 A

If typical of the existing stock: -2 A+

115A MERTON ROAD
EPC



Energy performance certificate (EPC)

115a Merton Road
WIMBLEDON
SW19 1ED

Energy rating: D

Valid until: 6 May 2036

Certificate number: 9457-3525-9489-7227-4587

Property type	Retail/Financial and Professional Services
Total floor area	15 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 D.

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+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
77 D

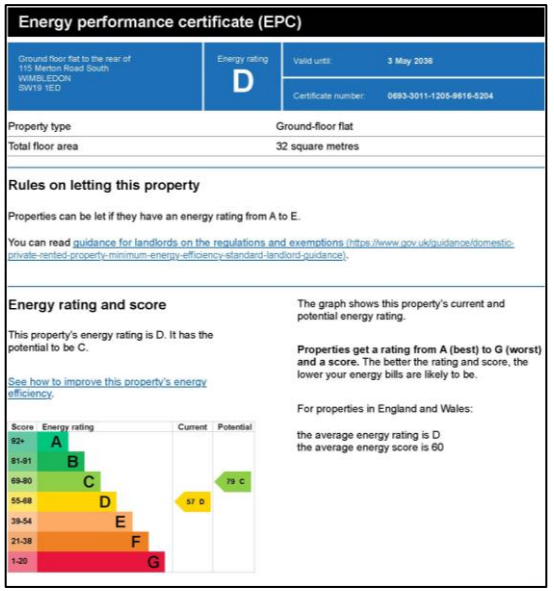
How this property compares to others

Properties similar to this one could have ratings:

If newly built: 5 A

If typical of the existing stock: 22 A

FLAT 115 MERTON ROAD
EPC



Energy performance certificate (EPC)

Ground floor flat to the rear of
115 Merton Road South
WIMBLEDON
SW19 1ED

Energy rating: D

Valid until: 3 May 2036

Certificate number: 0693-3011-1205-9616-5204

Property type	Ground-floor flat
Total floor area	32 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
55-68 D
39-54 E
21-38 F
1-20 G
57 D
79 C

Strictly by appointment via Sole Selling 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

September 2026