

Lot 6

£122,700 Per Annum
Exclusive

46-50 Coombe Lane, Raynes Park, Wimbledon,
London, SW20 0LA

Freehold Retail and Residential Investment with Asset Management and Development Opportunities



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
46	Ground First Deli/Coffee Shop Residential	82.25 sq m (885 sq ft) 2 bedroom flat	A. PATEL t/a Raw Deli (Deli/Coffee Shop)	15 years from 28/11/2006	£35,500
48	Ground First Restaurant Residential	102.69 sq m (1,105 sq ft) 2 bedroom flat	A. PATEL t/a The Olive Garden (Italian Restaurant)	15 years from 28/11/2006	£37,000
50	Ground Retail	72.82 sq m (784 sq ft)	LITTLE LIVES UK (1) (Charity Shop)	15 years from 15/03/2013 with a rent review on 15/03/2023	£34,000 (rising to £35,500 on 20/03/2021)
50a	First Residential	2 bedroom flat	TWO INDIVIDUALS	1 year Assured Shorthold Tenancy from 08/04/2020 at £1,350 pcm	£16,200
Total Commercial Area		257.76 sq m (2,774 sq ft)			£122,700

(1) Little Lives UK are a children's charity, with three shops in Raynes Park, Fulham Broadway and Tooting Broadway (www.littlelives.org.uk).

Planning

Pre-application approval has been granted by Merton Council to add a second floor comprising three additional flats - Merton Council - www.merton.gov.uk - planning@merton.gov.uk - 020 8545 3777

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Key Details

- Comprises a Deli/Coffee Shop, a Restaurant, a Charity Shop and three separately accessed 2 bed flats
- Opposite Raynes Park Railway Station
- Asset management opportunities including break up potential
- Pre-application approval to add additional floor for 3 additional flats (circa 2,000 sq ft)
- Change of use potential without planning permission (Subject to leases)
- Nearby retailers include Waitrose, Co-operative Food, Greggs, Starbucks, Boots and a number of independent restaurants and pubs
- Fashionable and Affluent South-West London Suburb

Location

Miles: 3 miles east of Kingston upon Thames, 5 miles south-east of Richmond, 8 miles south-west of Central London

Roads: A3, A24, M25

Rail: Raynes Park Rail Station (21 mins direct to London Waterloo)

Air: London Heathrow Airport, London Gatwick Airport

Situation

Raynes Park is an affluent south-west London suburb approximately one mile south-west of Wimbledon Town Centre and Wimbledon Common. The property is prominently located on the north side of the busy Coombe Lane, directly opposite Raynes Park Railway Station. Neighbouring retailers include Waitrose, Co-operative Food, Greggs, Starbucks, Boots and numerous independent restaurants and pubs.

Description

The property comprises a Deli/Coffee Shop, a Restaurant and a Charity Shop on the ground floor and three separately accessed two bed flats on the first floor. The two flats above the Deli and Restaurant are both within each lease and the flat above the charity shop is separately let.

Tenure

Freehold.

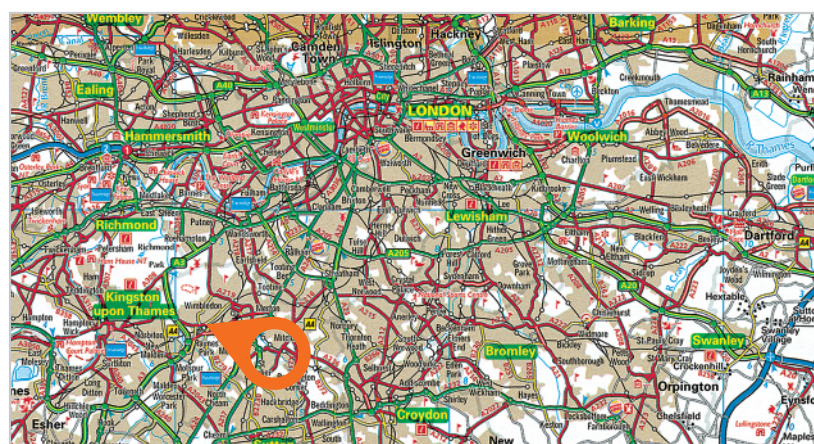
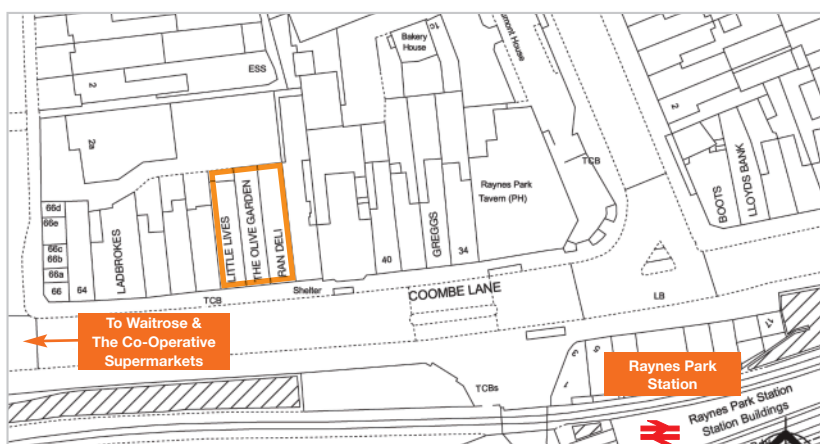
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.



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