

On the instruction of The Rutlish Foundation

# AN INFORMAL TENDER OFFERING A FREEHOLD COMMERCIAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY

144  
KINGSTON ROAD  
SW19



144 Kingston Road & Land Fronting Rutlish Road, Wimbledon SW19 1LY

0.65 acres (0.26 ha)

## DESCRIPTION

There are 3 buildings on the site. Each is described below.

### A The White Hart Inn

Located on the main road, a detached Public House/Inn dating back to 1700's rebuilt in 1958 after the public house was bombed during the last war. It was later refurbished in 1992 then converted to a theme public house in 1996 but returned to a traditional house in 2001.

The commercial section has remained vacant for a number of years. There is also residential accommodation over.

**Site Area** 883 sq. m.  
or 0.2181 acres

### B Rutlish Garage

A single storey conventional motor workshop garage/MOT centre with good sized yard refurbished and extended by the present tenant in 2002.

**Site Area** 1,025 sq. m.  
or 0.2532 acres

### C Waterfall Garage Services Ltd

A small timber built office and yard area used as a holding centre for vehicles in transition following a breakdown or accident.

**Site Area** 703 sq. m.  
or 0.1737 acres



A The White Hart B Rutlish Garage C Waterfall Garage

Site plan not to scale.  
For information purposes only.

## AMENITIES

- Former Public House
- 2 Tenants producing £65,000 p.a.
- Large corner site
- Good transport links
- Substantial redevelopment opportunity
- Indicative plans for 50 flats in 2 phases following consultations
- 2 Retail units totalling 3,821 sq ft. (355 sq. m.)

## ACCOMMODATION

Building	Sq. Ft.	Sq M.
<b>A</b> Former PH	3,791	352.18
<b>B</b> Rutlish Garage	3,894	361.74
<b>C</b> Waterfall Garage	547	50.77
<b>Total: GIA</b>	<b>8,232</b>	<b>764.70</b>
<b>Site Area</b>	<b>0.65 acres</b>	<b>(0.26 Ha)</b>

## TENANCIES

### The White Hart

Vacant Possession.

### Rutlish Garage

FRI Lease expires 28th September 2026 subject to a rent review in October 2022. Passing rent £40,000 p.a. excl.

### Waterfall Garage

5 year Lease from May 2017 expires 20th May 2022 with landlords rolling break clause after 3 years subject to 6 months' notice in advance. Passing rent £25,000 p.a. excl.

## VAT

VAT may be applicable.

## EPC RATING

- A** The White Hart – Band G (166)  
Flat above – Band C (74)
- B** Rutlish Garage – Band D (96)
- C** Waterfall Garage – Band G (195)

## PLANNING OPPORTUNITY

Pre-Application discussions have been held and an indicative scheme produced on the following basis:

2 Retail units: 3,821sq. ft. (355 sq. m.)

Residential of 50 units in 2 phases.

Phase 1:	12 x 1 beds	Phase 2:	11 x 1 beds
	12 x 2 beds		10 x 2 beds
			5 x 3 beds

## RATES

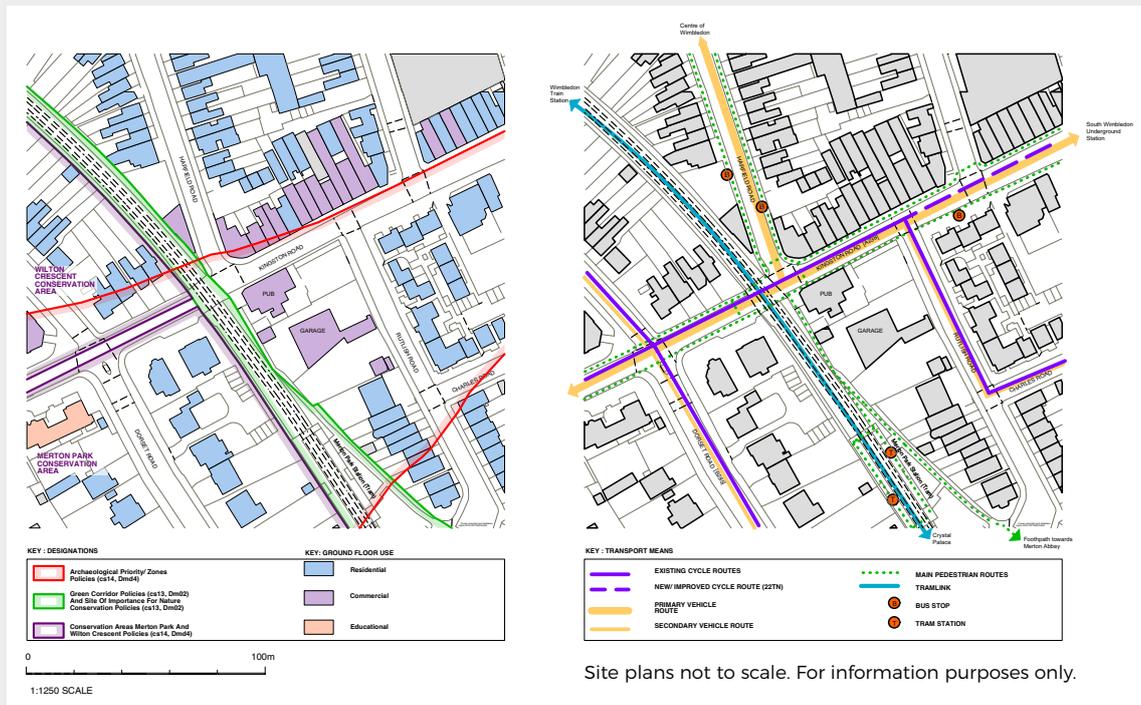
TBA.

## LEGAL COSTS

Each party to pay their own legal costs.

## SITE ANALYSIS

### Transportation Circulation Land Uses Designations



## OFFERS INVITED

Guide Price in excess of £7m. Offers considered on both conditional and unconditional basis. Please go to [www.144kingstonroadsw19.co.uk](http://www.144kingstonroadsw19.co.uk) enabling all interested parties to register their interest and download documents along with terms Offers closing on the 31st October 2019.

144

KINGSTON ROAD

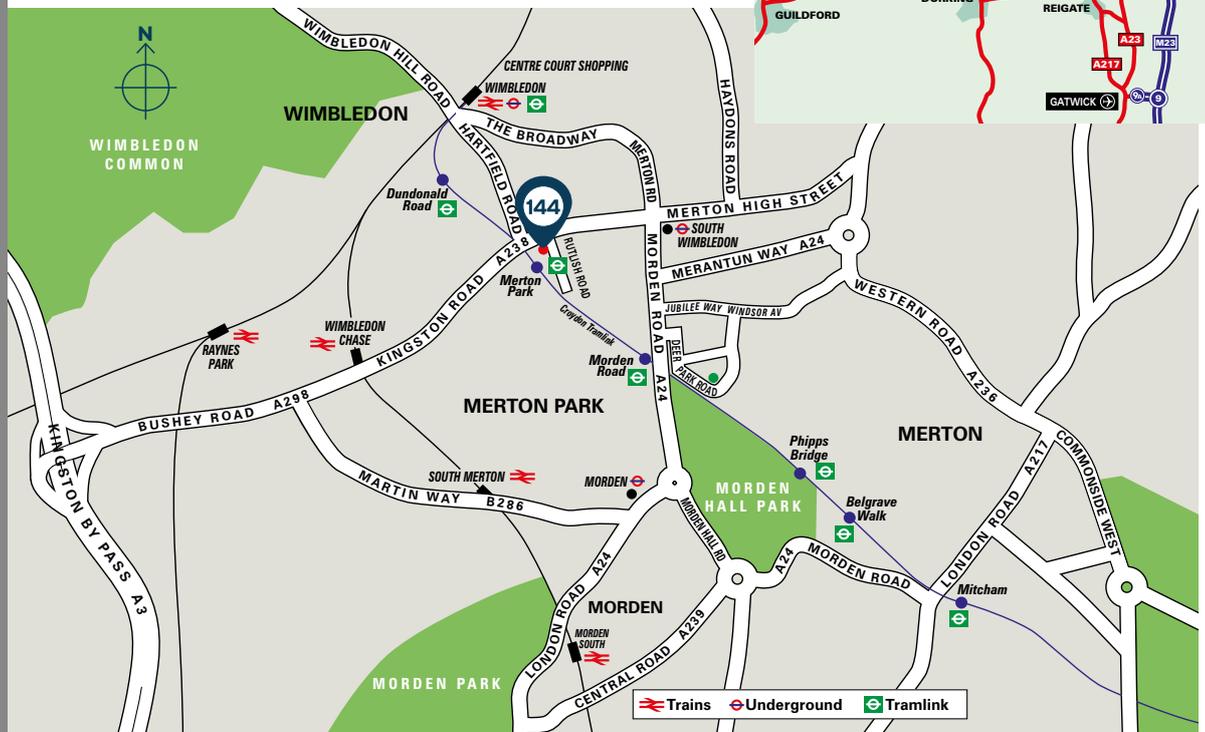
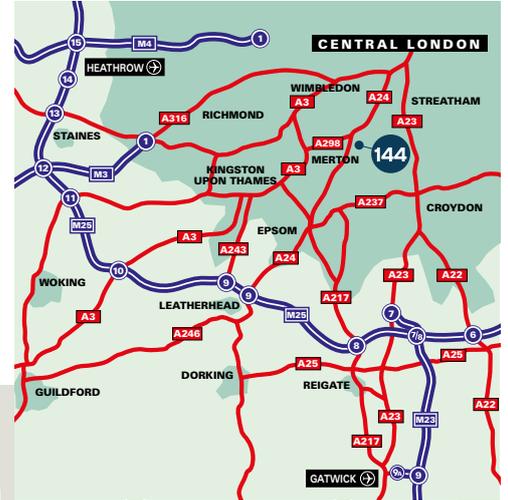
SW19

## LOCATION

Located on the south side of Kingston Road (A238) on the junction with Rutlish Road and Hartfield Road. The property lies one mile east of junction 2 of the A3 and 650m west of the A24. Merton Park tram stop is within 100m providing quick access to Wimbledon station. Wimbledon Town Centre is only 600m. South Wimbledon Underground (Northern line) is approximately 650m to the east.



Images courtesy of Love Wimbledon BID.



Maps not to scale. For information purposes only.

## VIEWING

Strictly by appointment via the sole selling agents:

**ANDREW SCOTT  
ROBERTSON**  
24 High Street  
Wimbledon  
London SW19 5DX

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August 2019