

**HIGHLY REVERSIONARY
OFFICE INVESTMENT FOR SALE**

**TERPSICHORE HOUSE
240/240A MERTON ROAD
WIMBLEDON
SW19 1EQ**



963 SQ. FT. (89.42 SQ. M.) OFFICES



LOCATION

The property is located within a minute walk to South Wimbledon underground station. Wimbledon town centre with its wide range of retail and leisure facilities is 1 mile to the north west. Wimbledon station also provides regular services to London Waterloo (19 mins) and its connections to London Underground (District Line).

The property is on Merton Road, on the junction with Hamilton Road Mews and very close to its junction with Kingston Road and Merton High Street.

DESCRIPTION

The property comprises an end of terraced building comprises offices to the ground floor with a self-contained 2 bed flat above. Parking for 1-2 cars in rear secure yard, demised to the offices.

ACCOMMODATION

GF Offices NIA: 832 sq. ft. (77.33 sq. m.)
 GF Store NIA: 130 sq. ft. (12.10 sq. m.)
Total: 962 sq. ft. (89.43 sq. m.)

PLANNING

The property benefits from B1 use to the ground floor with C3 residential above.

The ground floor comprises a side flat roofed area which is considered suitable to development, subject to the usual consents.

EPC

TBA

PRICE

£425,000

VAT

The property is not elected for VAT.

TENURE

Freehold subject to two occupational leases.

TENANCIES

Ground floor - Let to the British Dance Council on a 15 year lease expiring 28th September 2024 on FRI terms and inside the Act.

Passing rent is £8,000 pax. FRI terms.

Rent Reviews in September 2014 and 2019 are outstanding.

ERV is considered to be in the order of £21,000 pa.

The BDC have been in occupation since 1992.

Upper floors – Let for a term of 125 years from 25th March 2016, therefore expiring in 2141. Ground rent of £250 pa with 25 yearly fixed increases. The flat comprises 721 sq. ft. (66.99 sq. m.).

AMENITIES

- Ground floor rent is heavily reversionary.
- Potential to build on side ground floor flat roof, subject to usual consents.
- Good location, close to Underground.

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- 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
- 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;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2019

RATES

2017 rateable value: £18,500

Source VOA website

LEGAL COSTS

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

VIEWING

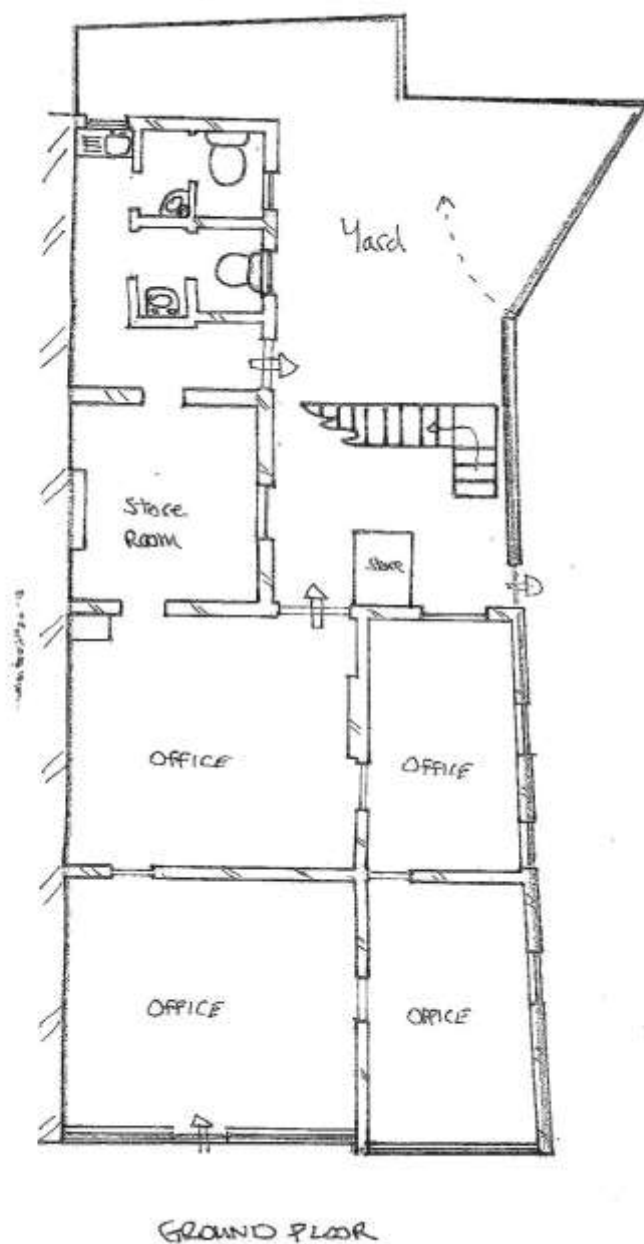
Strictly by prior appointment with the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

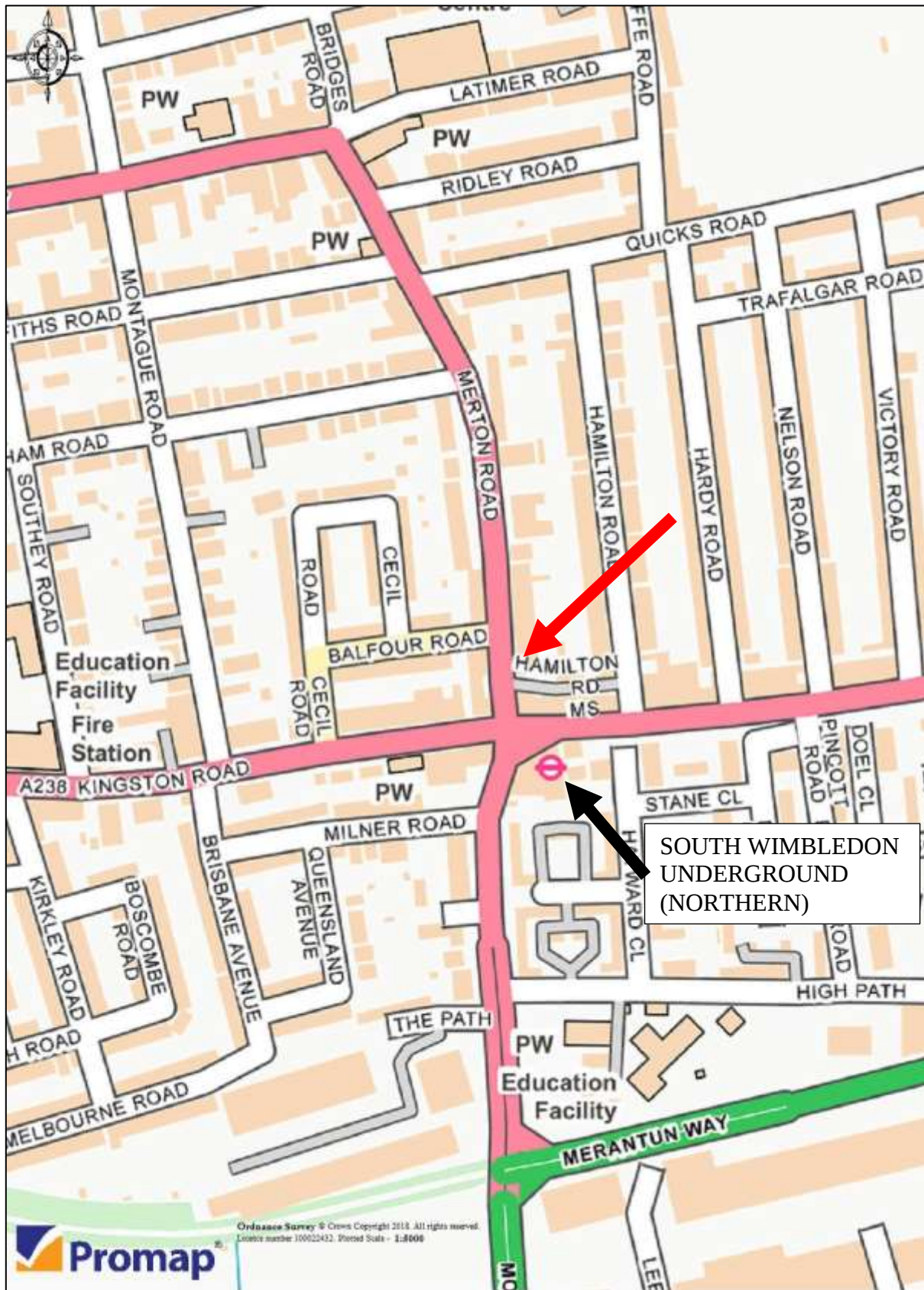
Email: commercial@as-r.co.uk



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give 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 has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2019



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give 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 has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2019