

**FREEHOLD RESIDENTIAL
INVESTMENT/DEVELOPEMENT**

Offers in region of £725,000



**Abbey Parade, Merton High Street,
SW19 1DG**



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

Location:

The property is situated between Colliers Wood and South Wimbledon Underground, on the busy Merton High Street. Close to local amenities/shopping retailers.

The property shares the vicinity with a mixture of commercial and residential units on the same parade. Most of the commercial has been changed into residential over the years.

Description:

An opportunity to acquire this freehold investment/development subject to existing AST's.

Investment/Tenancy Summary:

Unit	Floor		Annual Rent
Commercial	Ground Floor	Shell condition. Planning gained to convert into residential. Planning no 14/P2335 & 14/P3343	Vacant
32A	1 st Floor	1 Bedroom Flat let on AST from June 2017. Newly Converted in 2014	£11,400pa
32B	2 nd Floor	1 Bedroom Flat let on AST from Sep 2014 (Holding Over). Newly Converted in 2014	£13,200pa

Tenure:

Freehold subject to the existing Tenancy.

Additional Information

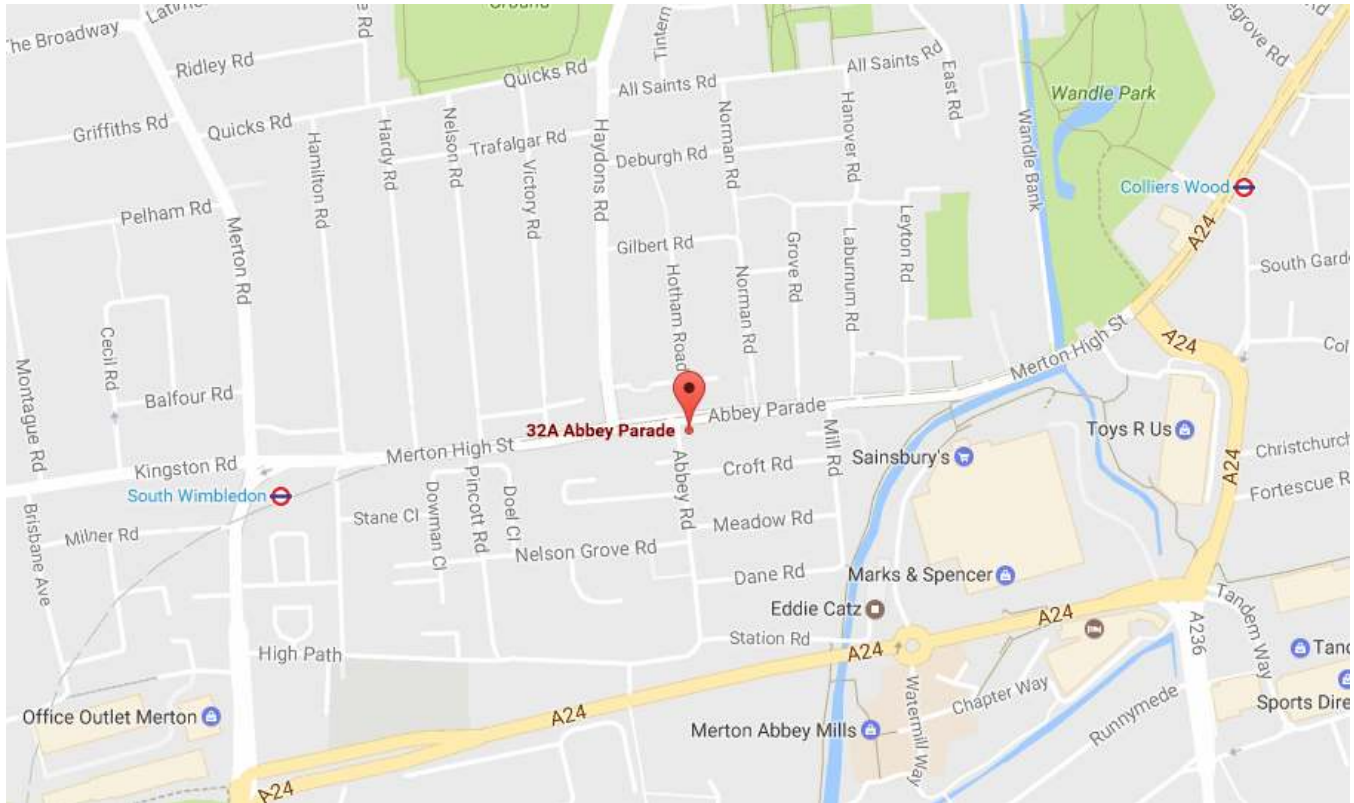
Copies of existing tenancy, planning and building regs etc are available upon request. Please contact us for any further information.



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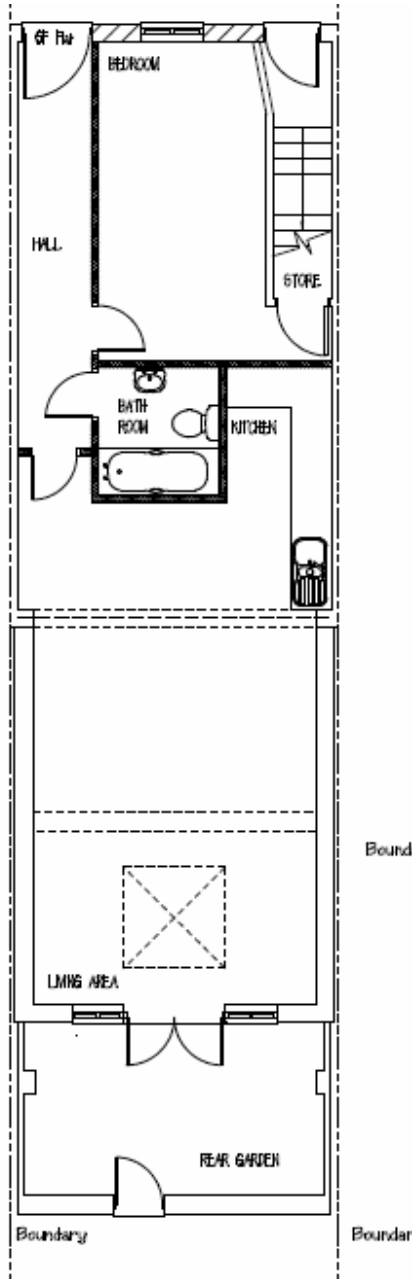
Map:



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

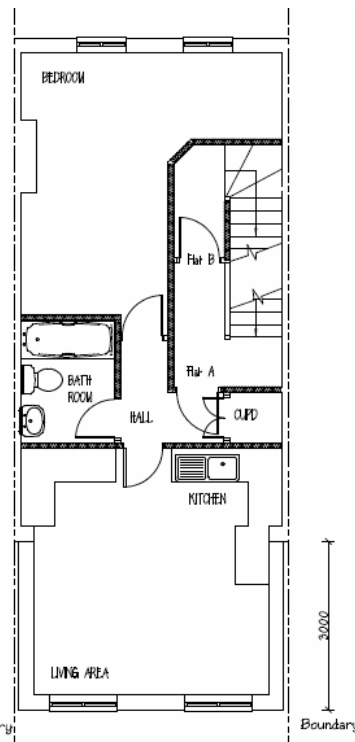


FLOOR PLANS:

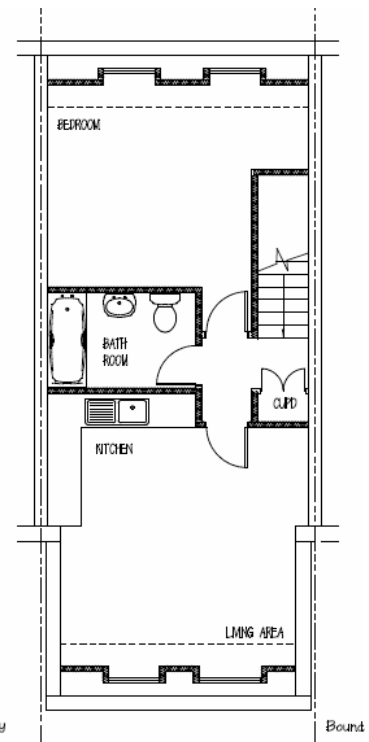


PROPOSED GROUND FLOOR

Currently in shell condition.



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN