



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

FREEHOLD RESIDENTIAL
INVESTMENT/DEVELOPMENT
Offers in region of £1.5 Million



Abbey Parade, Merton High Street,
SW19 1DG



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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 29 & 30	Ground Floor	Double Unit Planning gained to convert into 2 x 1 Bed Flats.	Vacant
29A	1 st Floor & 2 nd Floor	3x 1 Bedroom Flats let on AST. Newly converted in 2017	£39,000 pa
30A	1 st Floor (2 nd floor flat entrance from 29A)	1 Bedroom Flat let on AST. Newly Converted in 2017	£12,600pa

Tenure:

Freehold subject to the existing Tenancy.

Additional Information

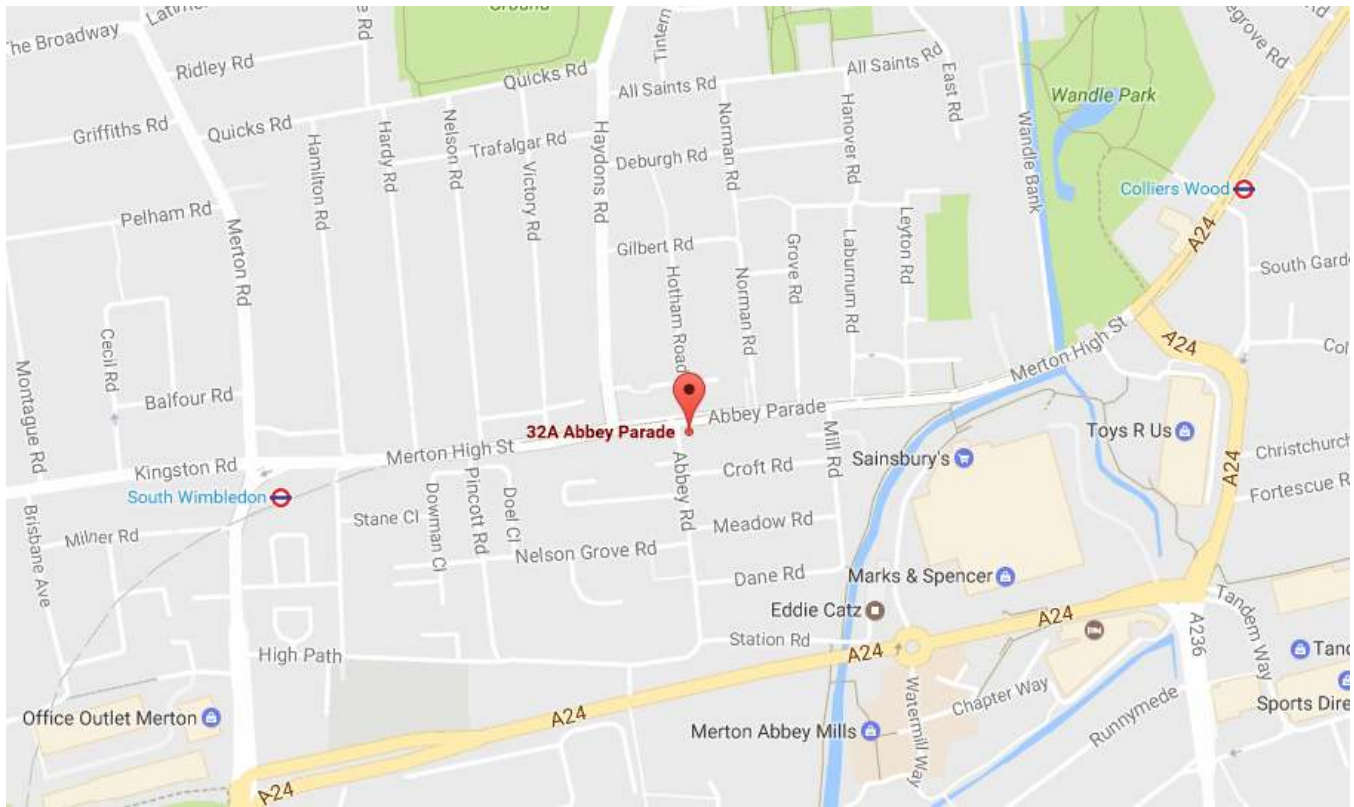
Copies of existing tenancy, planning and building regs etc are available upon request. Please contact us for any further information.



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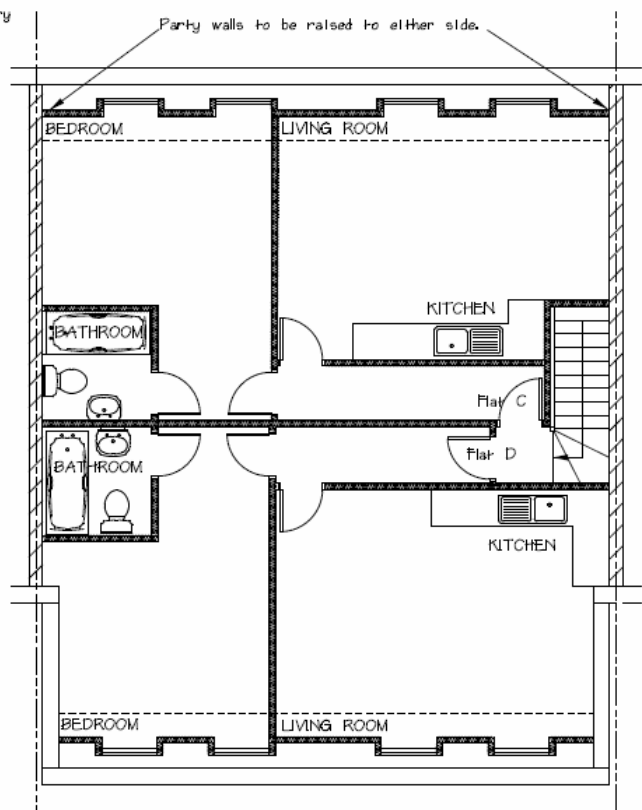
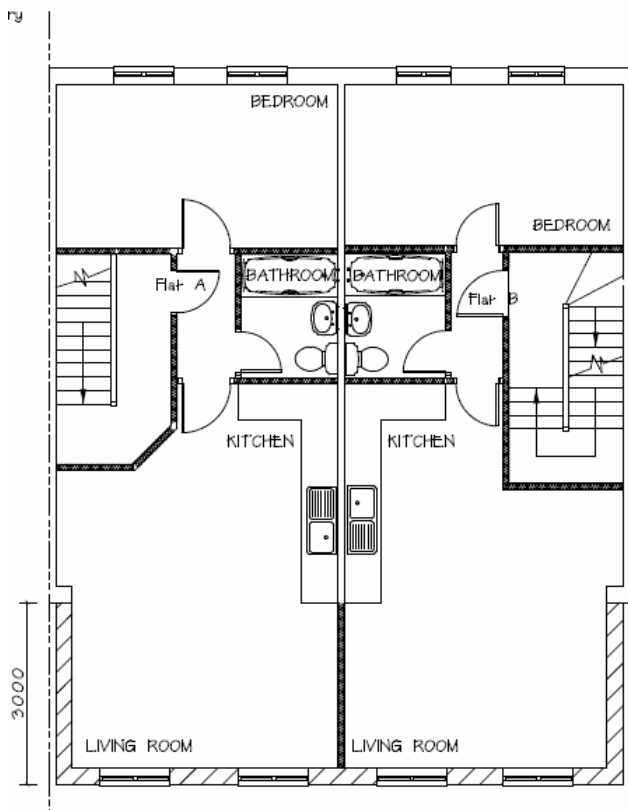
Map:



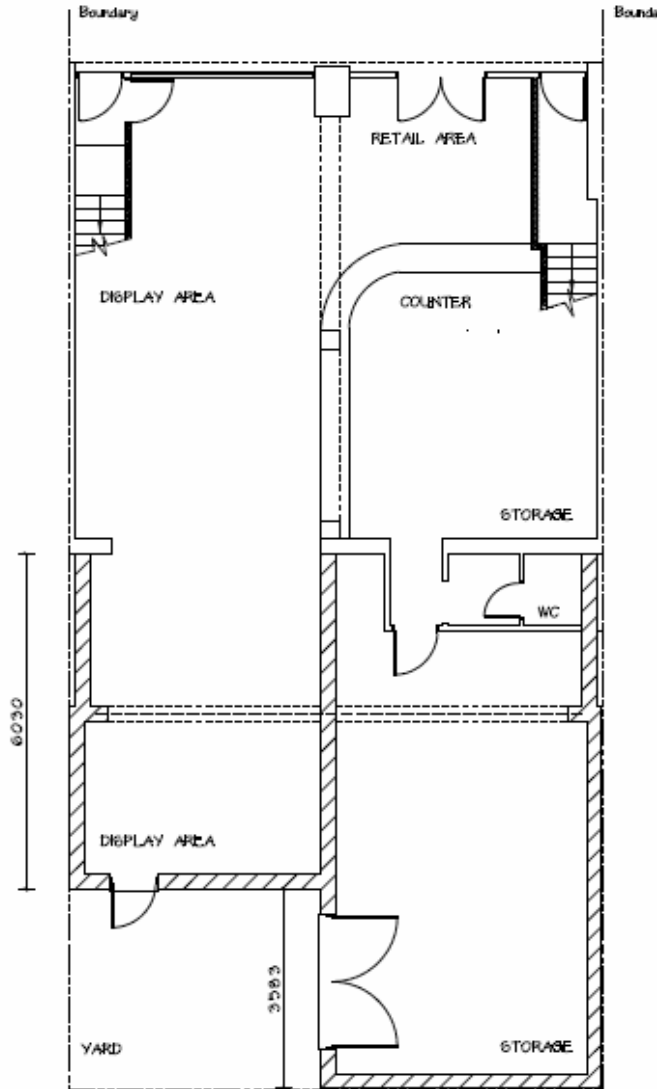
Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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



FLOOR PLANS FLATS:



FLOOR PLANS GROUND FLOOR:



**Ground Floor
Planning for 2 x1 bed Flats
Approx 140 SQ M**