

7-9

QUEENS ROAD

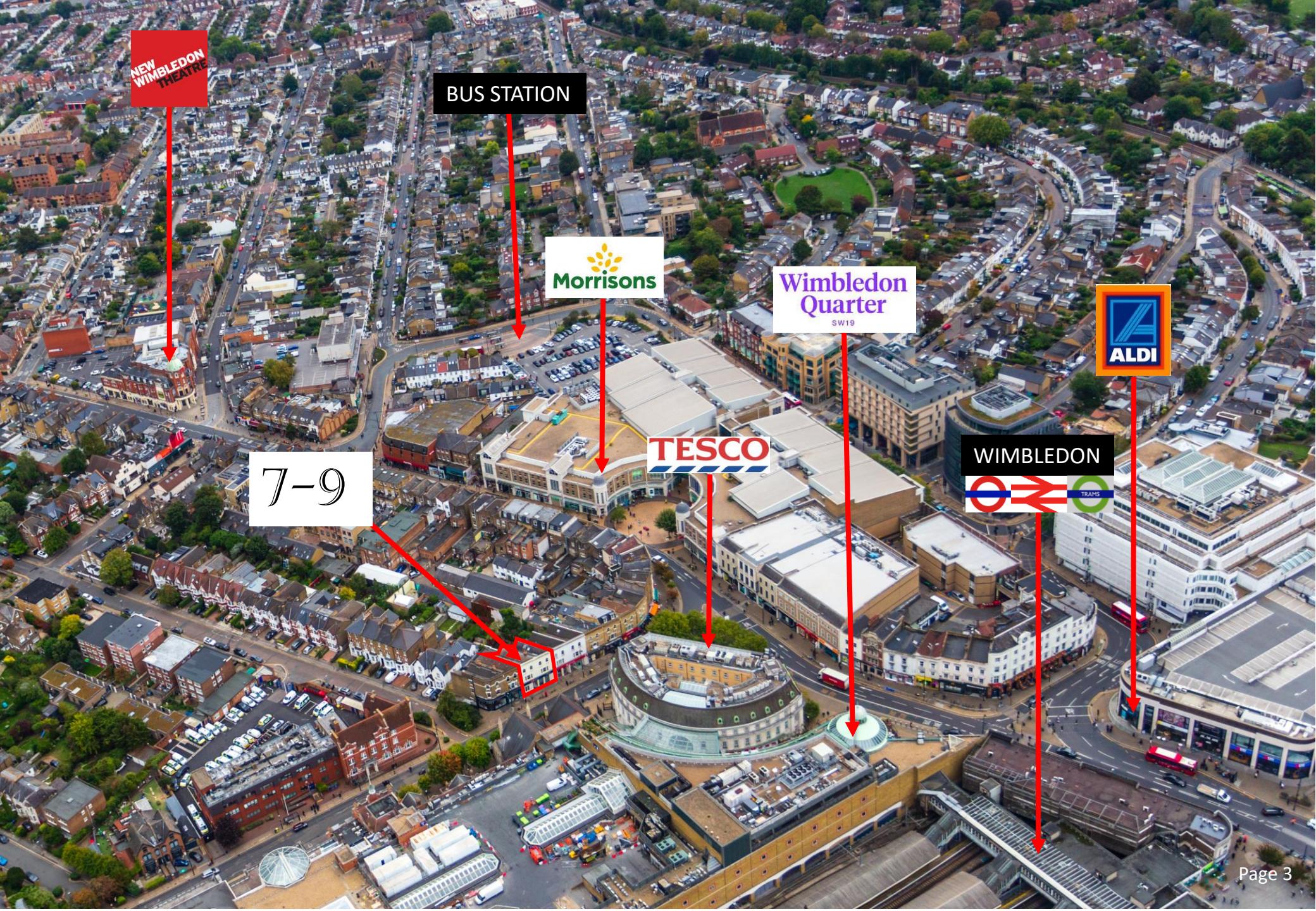
WIMBLEDON SW19

COMMERCIAL FREEHOLD INVESTMENT

INVESTMENT SUMMARY

- Freehold interest
- First time on the market
- A minute's walk from Wimbledon station to provide 3-way connectivity to London Underground, South Western and Thameslink trains and Tram services
- Prominent building opposite Wimbledon Quarter
- 3,789 sq. ft. (352.00 sq. m.)
- Single let to local well established firm of solicitors
- Passing rent £118,250 per annum exclusive
- **Price – £2,000,000**
- **Net Initial Yield – 5.58%**
(assuming purchaser's costs of 5.98%)
- **Capital Value - £528 per sq. ft.**





WIMBLEDON

Wimbledon is a highly renowned suburb of southwest London, located in the London Borough of Merton, 8 miles South West of the City of London.

Most famously known for the annual Wimbledon tennis tournament and home to the All England Lawn Tennis, its strategic location and excellent transport connections have attracted a number of commercial occupiers and established it as a sought after commercial as well as an affluent residential district.

Being one of the most highly sought after residential locations in the capital, Wimbledon has fostered an underlying popularity with professionals and families. Set amongst handsome period buildings, the town boasts an array of famous high street names as well as a wide range of quirky independent cafes, bistros, restaurants and pubs. It also borders Wimbledon Common, one of the largest areas of common land in London totalling 460 hectares (1,100 acres).



7-9

LOCATION

7-9 Queens Road is situated in the heart of Wimbledon, opposite Wimbledon Quarter (formerly Centre Court Shopping Centre) and close to the junction with The Broadway (A219) which is the main thoroughfare heading south from the town centre. The property is situated within a couple of minutes walk of Wimbledon station.

The building is surrounded by a wealth of amenities, well provisioned with extensive shopping facilities, bars, restaurants and cafes with international brands alongside boutique operators.

Wimbledon is home to a diverse range of occupiers both national and international.



SUPERMARKETS GYM/FITNESS ENTERTAINMENT HOTELS

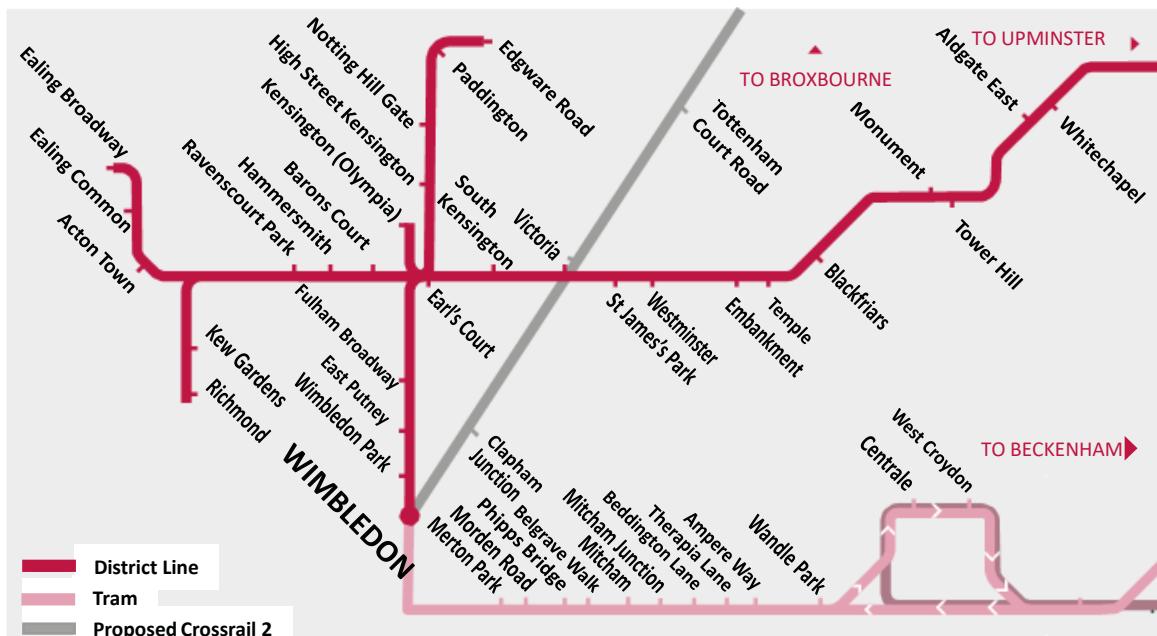
1	All Bar One	10	ITSU	19	Sticks N Sushi	1	Sainsburys	1	Anytime Fitness	1	New Wimbledon Theatre	1	Travelodge
2	Bills	11	Joe & The Juice	20	Taco Bell	2	Morrisons	2	Fitness Space	2	Odeon	2	Premier Inn
3	Bombay Delight	12	KFC	21	Tampopo	3	Waitrose	3	Nuffield Health	3	Polka Theatre	3	Antoinette
4	Caffe Nero	13	Knot Pretzel	22	The Savanna	4	Aldi	4	Pilates Circuit				
5	Elys	14	Leon	23	Thunderbird Fried Chicken	5	Tesco	5	Pure Gym				
6	Franco Manca	15	McDonalds	24	Touro Brazilian Steakhouse			6	Virgin Active				
7	Gail's Bakery	16	Nando's	25	Wahaca			7	YMCA				
8	Gourmet Burger Kitchen	17	Pizza Express										
9	I Dum Sum	18	Pizza Hut										

CONNECTIVITY

7-9 Queens Road is perfectly positioned to take advantage of Wimbledon's excellent connectivity with a broad range of transport modes, namely: Road, Rail (Overground and Underground services), Tram, Thameslink, as well as numerous local bus routes.

Road

Wimbledon benefits from exceptional road connectivity. The A3 is located approximately 2 miles west of the building. Accessed via the A298, it provides connectivity to central London and direct access to the M25 at Junction 10 leading to the wider motorway network. The A219 which runs through Wimbledon town centre leads to the A24, which also provides access to the M25 and the A217 which provides access to the M23.



Rail

Wimbledon station provides both Over and Underground services.

The station is on the London Underground District line, providing services to Victoria and Paddington and the east of London.

National rail operators provide regular services to London Waterloo via Vauxhall (Victoria Line) and Clapham Junction with a fastest journey time of approximately 17 minutes. Thameslink services provide a direct route to St. Pancras international and onto Europe with a fastest journey time of 40 minutes.

The Tramlink delivers a west to east link connecting Wimbledon with key transport hubs to the east including Mitcham Junction, Croydon and Beckenham.

Fastest times	Minutes
Clapham Junction	7
Vauxhall	12
Earls Court (tube)	17
London Waterloo	17
Paddington	18
Croydon (tramlink)	25
Richmond (tube)	35

Crossrail 2

Wimbledon had been earmarked to form part of Crossrail 2, a new proposed railway. This line would link Surrey to Hertfordshire via Central London with London Underground, London Overground, Elizabeth Line (Crossrail 1), national and international rail services. Whilst currently on hold, this hasn't been permanently discounted by Central Government.

Air

London Heathrow is located approximately 15 miles West of Wimbledon. The airport is used by 89 airlines flying to 214 destinations in 84 countries with approximately 1,300 flights daily.

Gatwick Airport is located 25 miles South East of Wimbledon. Currently around 50 airlines operate offering flights to around 225 different destinations in 90 countries.

DESCRIPTION

- 7-9 Queens Road, Wimbledon SW19 8NG comprises a late-Victorian, double fronted, mid terrace building with a 2 storey rear extension added in 1989.
- Located in the heart of Wimbledon town centre.
- 3,789 sq. ft. (352.00 sq. m.) in total comprising ground floor with 2 upper floors used as offices.
- Property is single let until 27th July 2030.
- No outstanding breaks or rent review in the lease.
- Well established tenant located in a strong and popular trading area.
- Well presented accommodation let on full repairing leases.
- Close to train station and town centre car parks.
- In the heart of the town's nighttime economy.



7-9

ACCOMMODATION

7-9 Queens Road provides the following floor areas

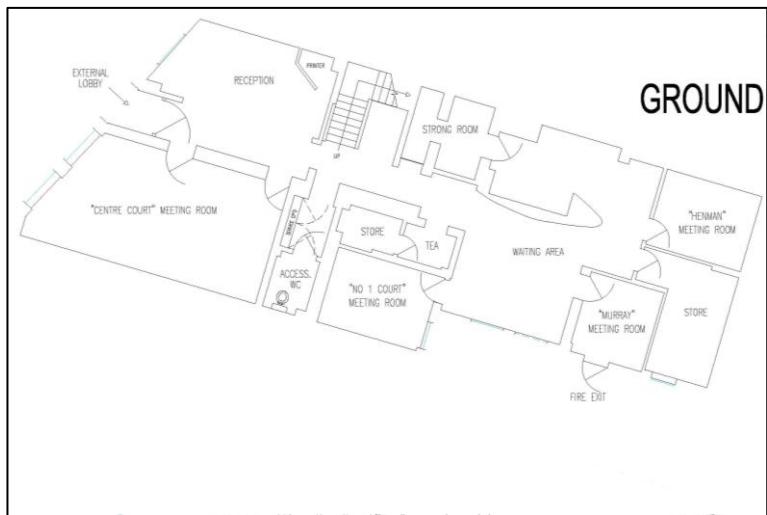
FLOOR	USE	NIA (SQ. FT.)	NIA (SQ. M.)	ITZA (SQ. FT.)
Ground	Offices, Kitchen & Strong Room	1,580	146.80	850.00
First /Mezzanine	Offices	1,442	134.00	154.50
Second	Offices	766	71.2	38.15
TOTAL		3,789	352.00	1,042.65

Floor areas provided and purchasers should check their own measurements on site.

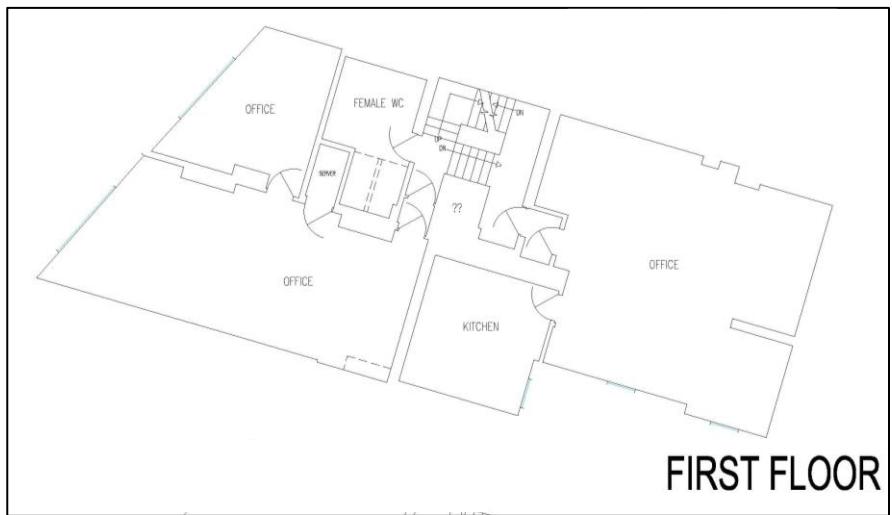
7-9

FLOOR PLANS

Ground



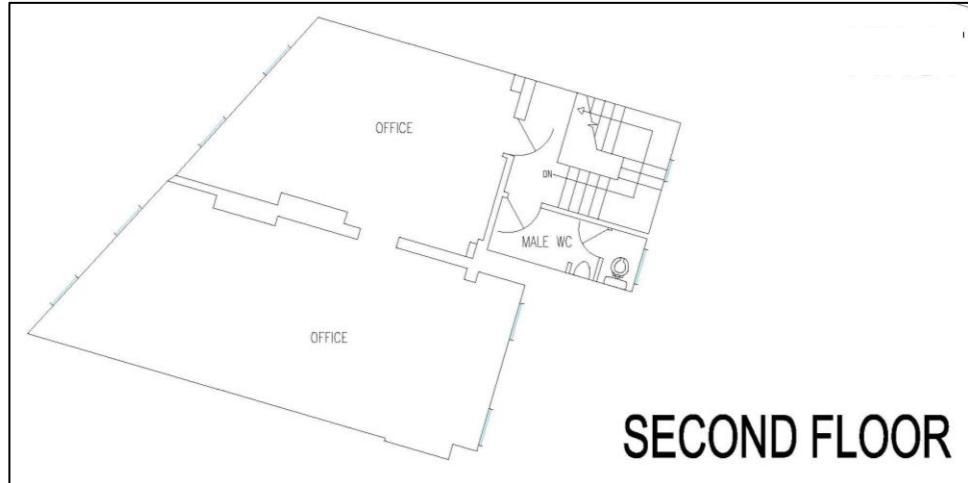
First



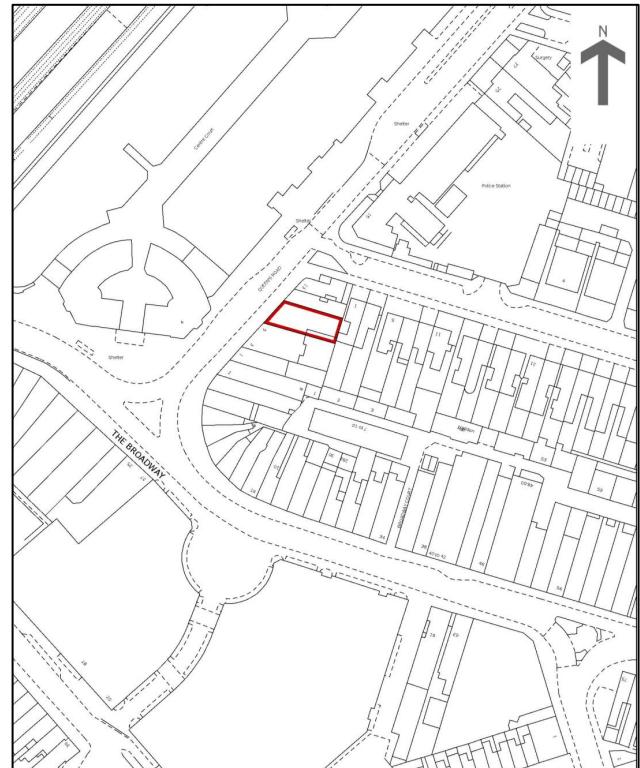
7-9

FLOOR PLANS

Second



Location Plan



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

7-9

TENANCY

TENANT (COMPANY NUMBER)	DEMISE	TERM	LEASE START	LEASE END	RENT REVIEW	RENT PA (PSF)	COMMENTS
TWM Solicitors LLP (OC304375)	Whole building	15 years	28 Jul 2015	27 Jul 2030	None	£118,250 (£113.42 Zone A)	Lease is inside the Act. No breaks.
TOTAL						£118,250	

TENANT INFORMATION

TWM SOLICITORS LLP (OC304375)

TWM Solicitors is one of the largest legal practices in Surrey with its origins in the 1790s. It now comprises 6 offices with the head office located in Guildford.

TWM have been in Wimbledon since 1983, since merging with previous practices serving the public since 1912 from Queens Road.

7-9

TENURE

Freehold registered title SGL224792

First time on the market

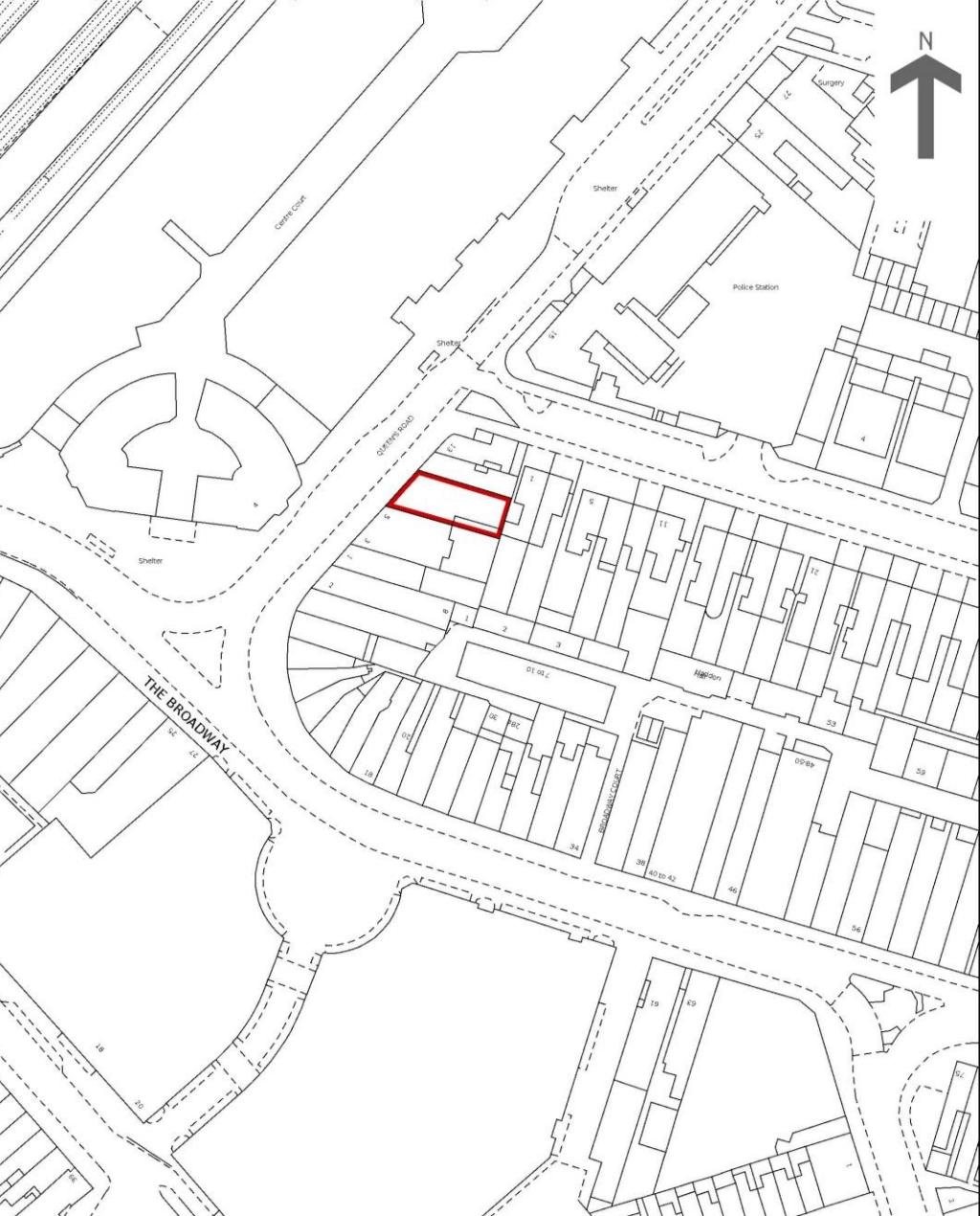
PLANNING

The property is not statutory or locally listed, nor within a Conservation Area, but is within the

- Wimbledon Town Centre
- Prime Shopping Area
- Opportunity Area
- Neighbourhoods and Character Areas

RATEABLE VALUES

- Current - £79,500 (Offices and premises)
- 2026 list - £103,000



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

7-9

INVESTMENT MARKET

- Strong demand and an acute lack of supply maintaining downward pressure on yields.
- Increasing levels of demand from both local and regional investors.
- Wimbledon - robust occupational and investment credentials, underpinned by excellent demographics and transport links.
- Low capital values.
- Increased footfall in Wimbledon town centre. The total number of visitors for the year to end 2025 is 13,522, 339 which is up 3.2% on the previous year.
- The Bank of England is expected to gradually reduce interest rates throughout 2026.



36 THE BROADWAY

Date: Q2 2025
Size: 2,521 sq. ft.
Price: £1,710,000
£678 per sq. ft.
NIY 4.41%



407A KINGSTON ROAD

Date: Q1 2025
Size: 1,263 sq. ft.
Price: £607,500
£481 per sq. ft.
NIY 5.09%



89-91 THE BROADWAY

Date: Q4 2025
Size: 3,531 sq. ft.
Price: Under offer in excess of guide of £1.425M
£404 per sq. ft.
NIY 6.08% at guide price



532 LONDON ROAD, NORTH CHEAM

Date: Q1 2025
Size: 1,486 sq. ft.
Price: £515,000
£347 per sq. ft.
NIY 6.84%

7-9

OCCUPATIONAL MARKET



182 THE BROADWAY

Date: Q4 2024
Floor: GF
Size: 410 sq. ft.
Rent: £75.26 per sq. ft. ITZA
Use: Barbers



8 THE BROADWAY

Date: Q4 2024
Floor: GF
Size: 512 sq. ft.
Rent: £149.76 per sq. ft. ITZA
Use: Sushi



164 THE BROADWAY

Date: Q1 2025
Floor: GF
Size: 491 sq. ft.
Rent: £76.27 per sq. ft. ITZA
Use: Take Away

7-9

FURTHER INFORMATION

VAT

7-9 Queens Road, SW19 8NG
is not elected for VAT.

EPCs

Available on request.

CAPITAL ALLOWANCES

Further information
available on request.

PROPOSAL

£2,000,000 (subject to contract)
reflecting a net initial yield of
5.58% (assuming purchaser's
costs of 5.98%) and a capital
value of **£528** per sq. ft.

CONTACT



commercial@as-r.co.uk
020 8971 3800

Strictly by appointment via Sole Selling Agents

Stewart Rolfe

srolfe@as-r.co.uk

John King

jking@as-r.co.uk

020 8971 4994

020 8971 4990

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given 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