

Class E Unit with Flat above.
FOR SALE FREEHOLD (may let)

71 St Helier Avenue
Morden
SM4 6JD

1,283 sq. ft.
(119.20 sq. m.)



andrew scott
robertson
commercial

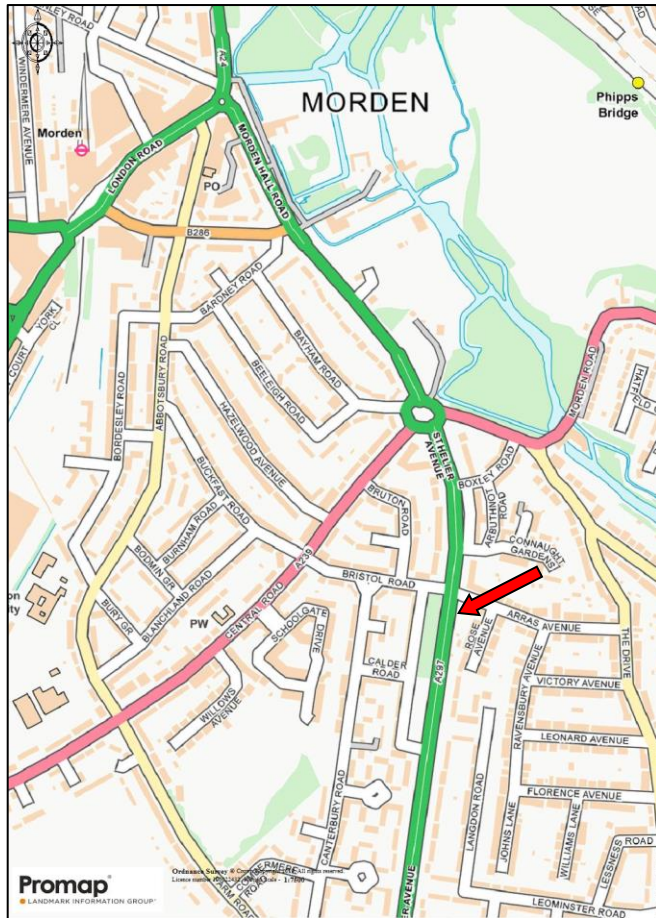
Of interest to investors and owner occupiers
Vacant possession possible of whole building



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



Price: £625,000

GF Rent: £20,000 pax

Flat: £1,400 pcm

LOCATION

The property is located just over ½ a mile from Morden Underground station (Northern Line), with its regular services to the West End and City. Wimbledon town centre is just over 2 miles to the north whilst Sutton town centre is 3 miles to the south.

The property is located close to the junction of St Helier Avenue (A297) and Arras Avenue.

DESCRIPTION

The property comprises a mid-terraced ground floor retail unit. It has a rear conservatory and bathroom with WC and shower. There is rear parking for 1 car.

The first floor comprises a 2-bed self contained flat.

TENURE

Total rent potential of £36,800 pax.

Freehold subject to vacant possession on Ground Floor Shop, and Assured Shorthold Tenancy on Flat above. The flat could also be vacant, if required.

Shop/Class E Unit

Vacant with effect from 6th October 2026, or earlier, by agreement. Available to rent on a new lease on terms to be agreed at **£20,000 pax**.

Flat

2-bedroom flat is recently refurbished and let on an AST at **£1,400 pcm**, exclusive of Council Tax and Utilities. Vacant possession possible, if required.

ACCOMMODATION

Ground Floor Retail	658 sq. ft. (61.16 sq. m.)
Kitchen	41 sq. ft. (3.81 sq. m.)
Conservatory	142 sq. ft. (13.23 sq. m.)
Total GF	841 sq. ft. (78.20 sq. m.)

First Floor Flat	441 sq. ft. (41.00 sq. m.)
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TOTAL 1,283 sq. ft. (119.20 sq. m.)

RATES / COUNCIL TAX

GF Rateable value (2023): £6,700

The 2026/27 UBR is 38.2p in the £.

Small Business Rates Relief may be available.

Flat - Council Tax Band B

Interested parties should make their own enquiries with Merton Council to confirm the rates and Council tax payable.

AMENITIES

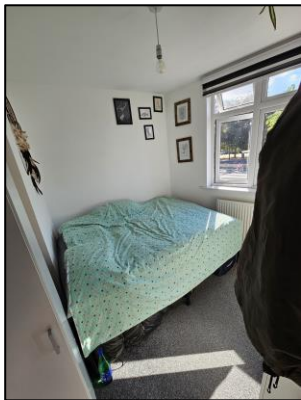
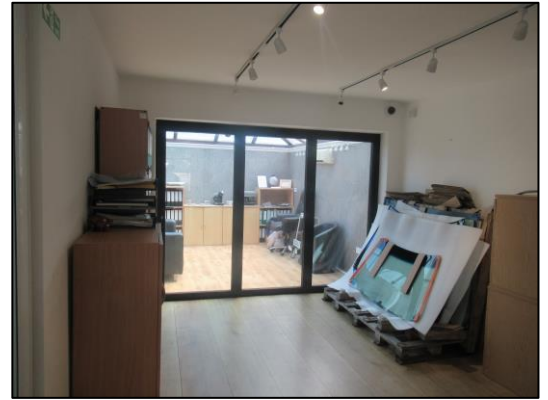
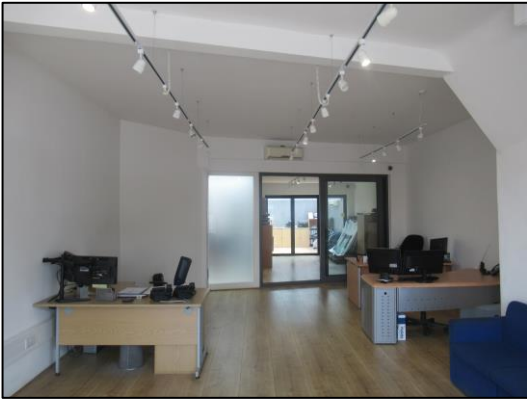
- Of interest to investors and owner occupiers
- Short walk to Morden station (Northern line)
- First floor flat – recently refurbished, 2 bedroom, living room, new kitchen and bathroom
- Prominent location.
- High traffic flow passing the property.
- Car parking available.

VAT

We understand VAT is not applicable to the price.

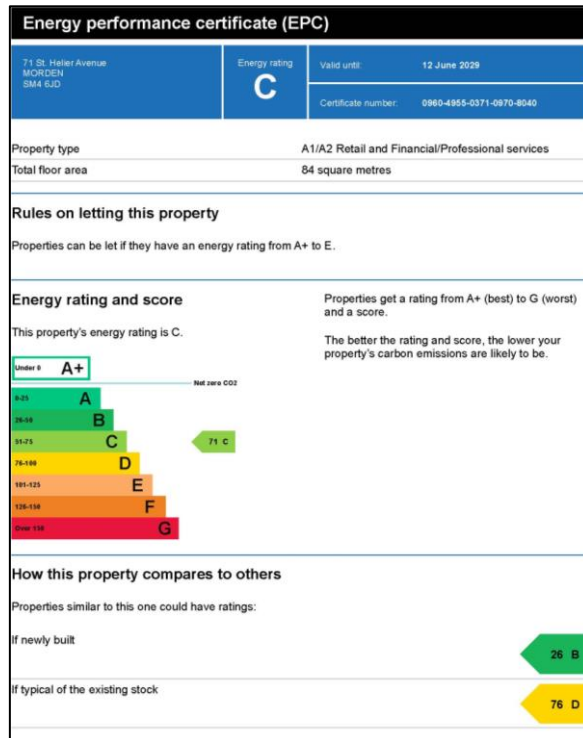
LEGAL COSTS

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

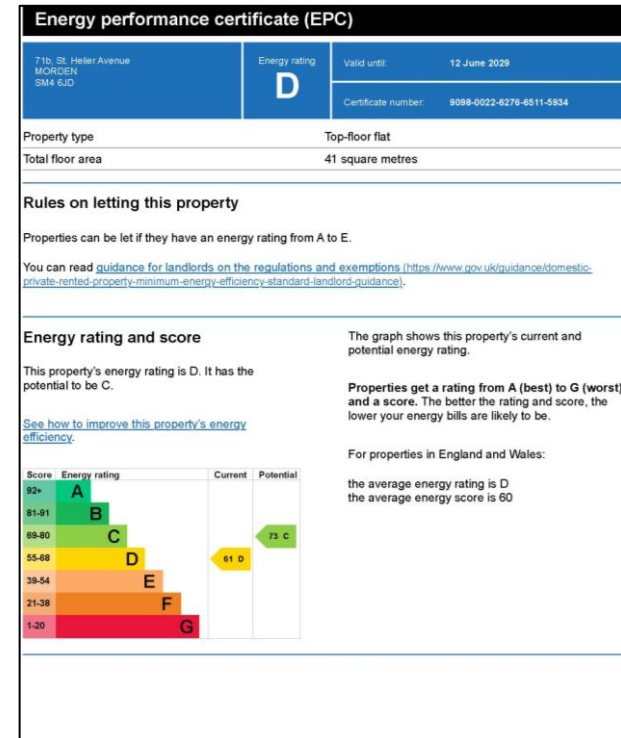


Energy Performance Certificates

Shop (Ground Floor) - Band C (72) Expires 27 May 2030



Flat (First Floor) – Band D (67) Expires 22 April 2034



Class E Retail unit with Flat

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Morden
SM4 6JD

Strictly by appointment via Sole Selling Agents:
andrew scott robertson commercial
 Contact: **John King**
 Tel: **020 8971 3800**
 Email: commercial@as-r.co.uk

Guide Price: £625,000
FOR SALE FREEHOLD

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:

- 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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

