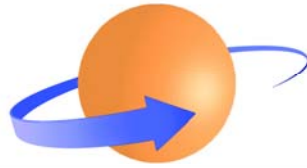


METROPOLITAN
PROPERTY SOLUTIONS

COMMERCIAL • EXECUTIVE • PRIVATE



FOR SALE – FREEHOLD INVESTMENT



**150 ARTHUR ROAD, WIMBLEDON PARK
SW19 8AQ**

Mixed retail/residential investment

Offers in excess of £595,000

Total income £27,400

Potential for extending building



DESCRIPTION

The property forms part of a parade of shops, offices, cafes and flats on the south side of Arthur Road within 100 metres of Wimbledon Park District line underground station. The property comprises a three storey mid terrace building arranged as retail/café on the ground and lower ground floors and a self contained three bedroom flat on the upper floors with front and rear access.

TENANCIES

Ground floor – let on a 10 year full repairing and insuring lease with effect from 29th September 2004 at £13,000 pa exclusive. Subject to review in September 2005 and September 2009.

First/second floor – let on an assured shorthold tenancy for 12 months at £1,200 per month.

TENURE

Freehold subject to the above tenancies

PRICE

Offers in excess of £595,000

BUSINESS RATES

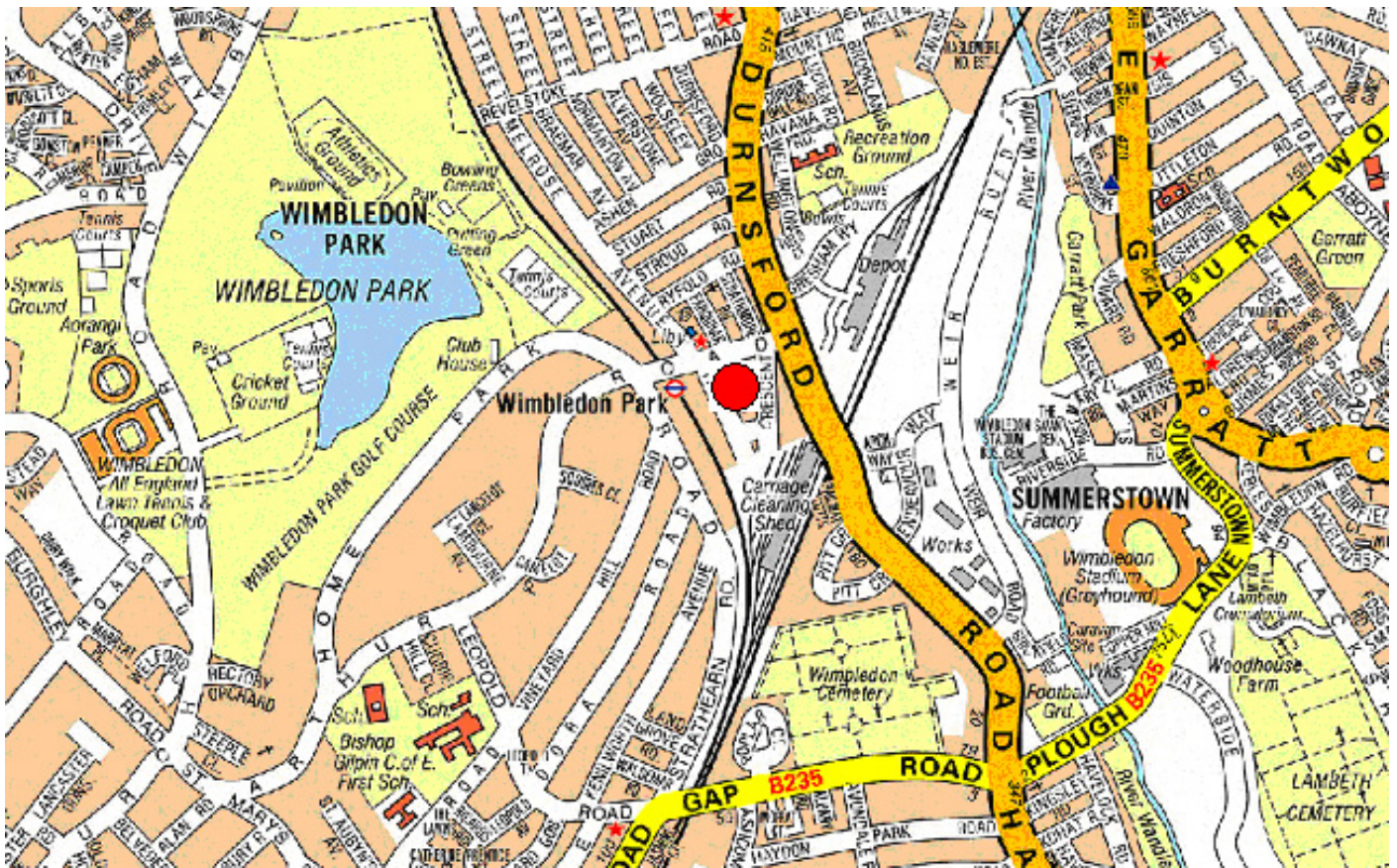
Interested parties are advised to make their own enquiries at the Local Rating Authority (London Borough of Merton)

LEGAL COSTS

Each party to be responsible for their own legal costs



LOCATION



Wimbledon Park District Line Underground Station is within 200 metres providing excellent communications to central and South West London

VIEWING

Strictly by appointment through:

Metropolitan Property Solutions
2A Lancaster Road
Wimbledon, London, SW19 5DD

T: 020 8239 1104

Email: info@metrelo.com

SUBJECT TO CONTRACT

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the premises. All measurements are approximate.