

FOR SALE / MAY LET Rare Freehold Development Opportunity

26 Ridgway, London SW19 4QW

 **GRAHAM
SIBBALD**





Opportunity Summary

- Rare Freehold development/investment opportunity.
- Sold with Vacant Possession.
- Planning Consents for self-contained residential dwellings on the upper floors.
- Self-contained retail unit on ground and lower ground floors.
- In the affluent area of Wimbledon Village.
- Prominent roadside position.
- Offers invited on an unconditional

Guide Price:

£1,300,000

Size:

2,885 sq ft (GIA)

Location

The subject property is located in the affluent area of Wimbledon Village, South West London. It is situated in the London Borough of Merton (LBM). The area benefits from an abundance of green open spaces in close proximity.



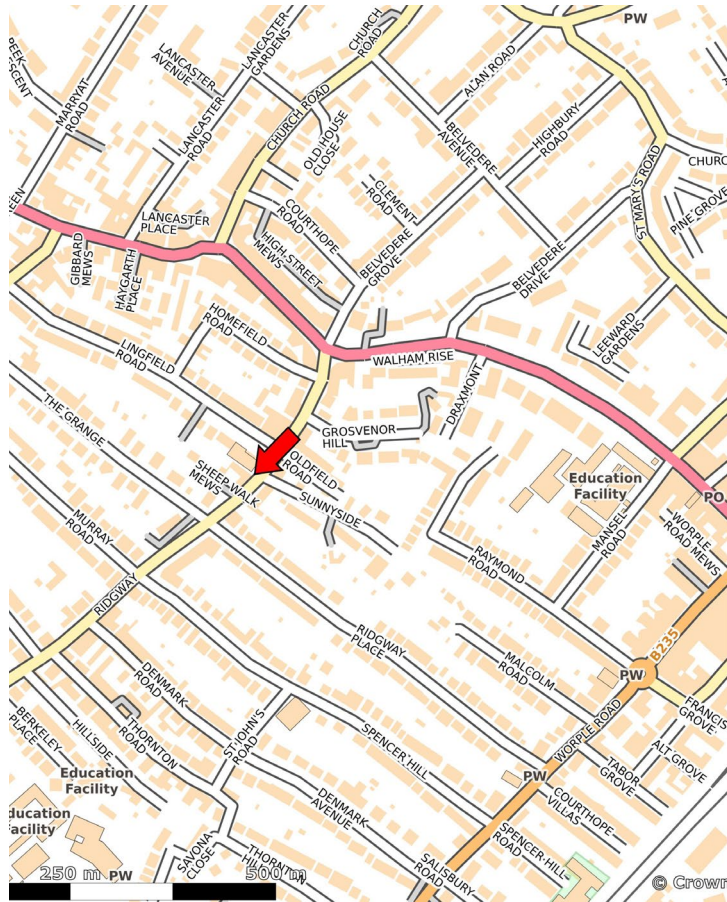
Wimbledon Village boasts good infrastructure being situated 1.6 miles from the A3 which provides access to central London or the M25 motorway.



Additionally, the village benefits from Wimbledon train station 0.5 miles away. The station offers services on the District Line, two National Rail operators (South Western Railway and Thameslink) and Tramlink services.



Heathrow Airport is the closest airport to Wimbledon Village being 11.3 miles away followed by Gatwick Airport which is 24.9 miles away.



Situation

The property occupies a prominent roadside position on Ridgway. Other nearby retailers include:

Bayley
& Sage

CÔTE
BRASSERIE

megan's



HEADMASTERS

GAIL's





The Village Tandoori

bledon Tandoori

Fully Licenced

Tel: 020 8946 1797



Description

This end of terrace property is arranged over five storeys. The current configuration consists of retail space on the lower ground floor, ground floor, and 1st floor with staff accommodation on the upper floors. The property benefits from rear access via Sheep Walk Mews.

Development

The property achieved planning consent in September 2019 (reference 19/P2422) for:

“Change of use of first floor from restaurant to self-contained flat and conversion of the second and third floors into 2x 1 bed flats involving alterations to rear access and raising the height of rear stairs.”

We are informed by the seller that some works were commenced in order to activate the planning consent. All prospective purchasers are deemed to have made their own enquiries, to have fully satisfied themselves in this regard and to offer accordingly.

Planning

The subject property is in the extended West Wimbledon Conservation Area.

Accommodation

We measured the property on a gross internal basis and calculated the following areas:

Basement:	52 sq m	560 sq ft
Ground Floor:	79 sq m	850 sq ft
1st floor:	52 sq m	560 sq ft
2nd floor:	51 sq m	549 sq ft
3rd floor:	34 sq m	366 sq ft
Total :	268 sq m	2,885 sq ft



Price

Guide Price £1,300,000

VAT

The property is not elected for VAT.

Rateable Value

Interest parties are advised to confirm this with the local authority.

Energy Performance Certificate

To be confirmed.

Tenure

The property is held on freehold under the title number SGL346436.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.



To arrange a viewing please contact:



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: July 2024