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

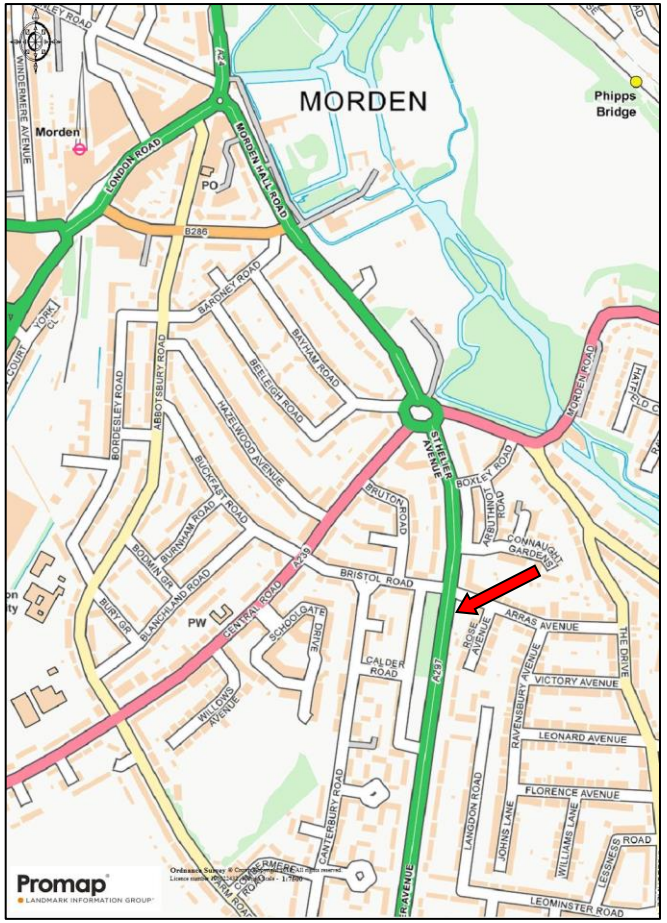
Of interest to investors and owner occupiers
2 Bed flat over producing £16,800 p.a

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION PLAN



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.

PRICE

£550,000

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

Available to rent on a new lease on terms to be agreed at **£18,500 pax**. Potential change of use to 2 flats, subject to planning.

Flat

2-bedroom flat recently refurbished and let on an AST at **£16,800 p a**, exclusive of Council Tax and Utilities. Vacant possession possible.

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.)
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

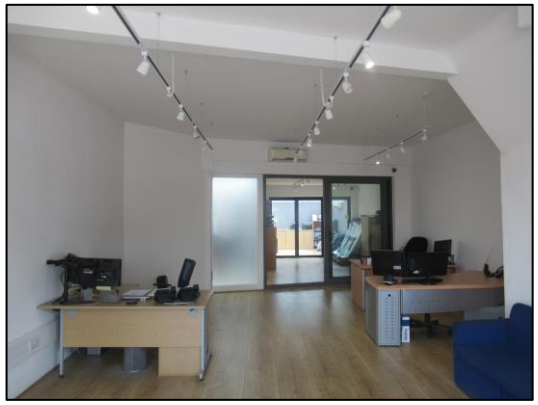
- Of interest to investors and owner occupiers
- Short walk to Morden station (Northern line)
- First floor flat – recently refurbished, 2 bedroom, living room, new kitchen and bathroom
- Prominent location.
- High traffic flow passing the property.
- Car parking available.

VAT

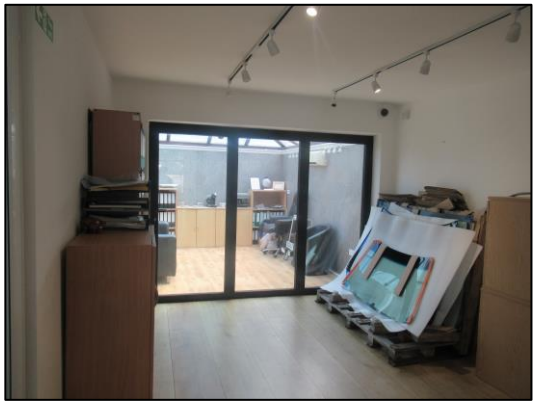
We understand VAT is not applicable to the price.

LEGAL COSTS

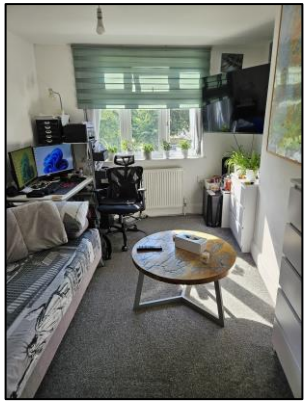
Each party to bear their own legal costs incurred in this transaction.



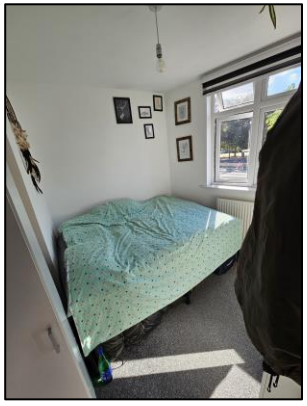










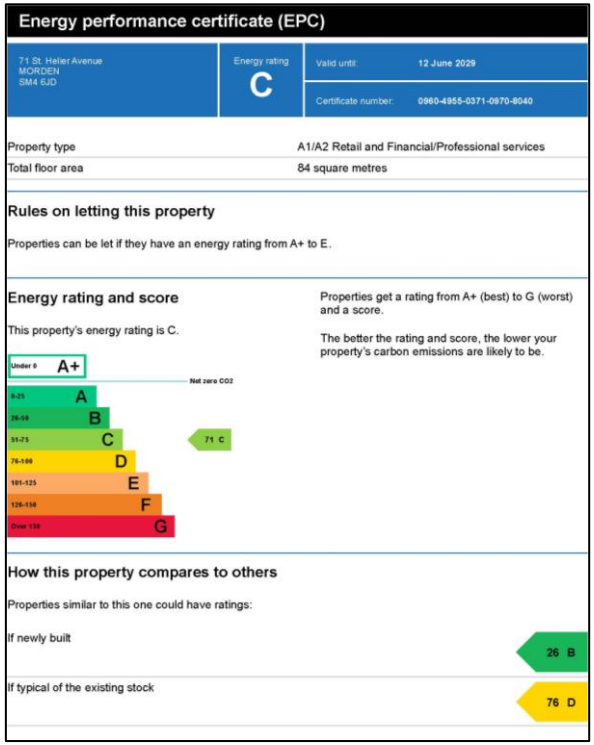






Energy Performance Certificates

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



Energy performance certificate (EPC)

71 St. Helier Avenue
MORDEN
SM4 6JD

Energy rating: **C**

Valid until: 12 June 2029

Certificate number: 0960-4955-0371-0970-8040

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C 71 C
76-100 D
101-125 E
126-150 F
Over 150 G

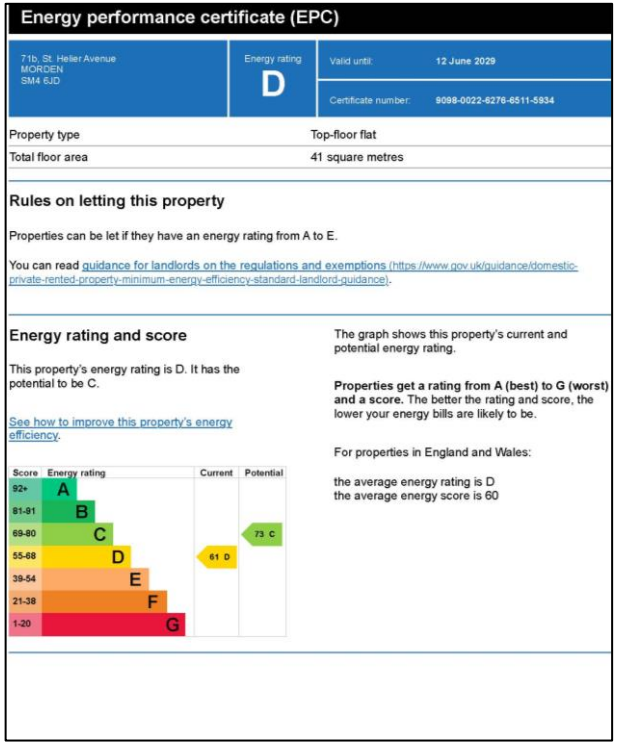
How this property compares to others

Properties similar to this one could have ratings:

If newly built 26 B

If typical of the existing stock 76 D

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



Energy performance certificate (EPC)

71b, St. Helier Avenue
MORDEN
SM4 6JD

Energy rating: **D**

Valid until: 12 June 2029

Certificate number: 9098-0022-6276-6511-5934

Property type	Top-floor flat
Total floor area	41 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

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