TC GROUP BUSINESS ADVISORS & ACCOUNTANTS



PROMINENT RETAIL UNIT AVAILABLE
Long Leasehold For Sale

122 Coombe Lane, Raynes Park

SW20 0BA

Retail

FOR SALE

1,239 sq ft

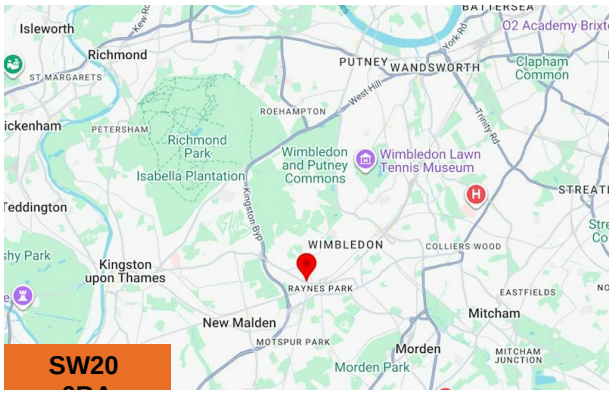
(115.11 sq m)

- 999 YEAR LEASE
- PROMINENT AND ACCESSIBLE LOCATION
- EXCELLENT TRANSPORT CONNECTIVITY
- PARKING SPACES AVAILABLE TO THE FRONT

122 Coombe Lane, Raynes Park, London, SW20 0BA

Summary

Available Size	1,239 sq ft
Price	£450,000
Rateable Value	£21,750
VAT	Applicable
EPC Rating	C (64)







Description

This retail unit comprises well proportioned, open-plan sales area with an attractive glazed frontage and prominent fascia signage, providing excellent retail visibility. The property also benefits from customer parking for approximately 2–3 vehicles directly to the front, offering convenient access for both customers and staff.

Leasehold Key Terms:

- 999 year lease from 21 June 2019
- Ground Rent:
• Initial rent: £250 per annum.
• Payable annually on 31 December.
• Rent increases every 33 years by £250.

Therefore:
• Years 1-33: £250 pa
• Years 34-66: £500 pa
• Years 67-99: £750 pa
• Continuing in £250 increments every 33 years

Location

A highly accessible retail unit fronting the A238, linking Raynes Park with Wimbledon and Kingston, and providing easy access to the A3 and M25. Raynes Park Station is within walking distance, with frequent services to London Waterloo, and multiple bus routes run along Coombe Lane.

Positioned on the edge of Raynes Park Town Centre, the unit benefits from strong commuter footfall and a solid residential catchment. Its proximity to the busy Coombe Lane and West Barnes Lane junction enhances visibility and passing trade, making it suitable for a range of retail uses.

Viewing & Further Information



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