



FREEHOLD FOR SALE

40 Coombe Lane, Raynes Park, SW20 0LA FOR SALE

Approx 2,069 sqft (192.2 sqm)

DESCRIPTION

Rare opportunity to acquire a freehold property in a prime position on Coombe Lane immediately opposite Raynes Park Station. The property comprises a ground floor shop with upper parts and has the benefit of planning permission for redevelopment into one 2 bedroom flat, two 1 bedroom flats and commercial being retained at the ground floor front. The property has been stripped back to shell condition and benefits from a small rear yard accessed via Lambton Road.

Ground Floor	1,034 sqft	96.07 sqm
First Floor	693 sqft	64.34 sqm
Second Floor	342 sqft	31.79 sqm
TOTAL	2,069 sqft	192.2 sqm

PRICE

£650,000 subject to contract only.

TENURE

Freehold with full vacant possession.

USE

Class E (Commercial Business & Service).

LOCATION

The property is superbly positioned in a prime spot in Coombe Lane immediately opposite Raynes Park Station. Central London is approximately 20 minutes away by train

with 10 off-peak services to London Waterloo per hour. The A3 is less than a 5 minute drive away and Junction 10 of the M25 is 12.5 miles away.

PLANNING

Planning permission was granted on the 7th June 2024 to create 3 x self-contained residential units with retention of a commercial unit at ground floor. Further information can be found on London Borough of Merton's Planning Portal.

Application Ref no: 24/P0676

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/50a3eeb60beb4e5d8571389bf5286277>

BUSINESS RATES

Rateable value: £25,000. Rates payable at 49.9p in the £ (2024/25).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG

T: 01372 740555

E: epsom@hsedwards.co.uk

DATE

January 2025

FOLIO NUMBER

30285

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

10 WEST STREET

EPSOM

KT18 7RG

01372 740555

102-104 HIGH STREET

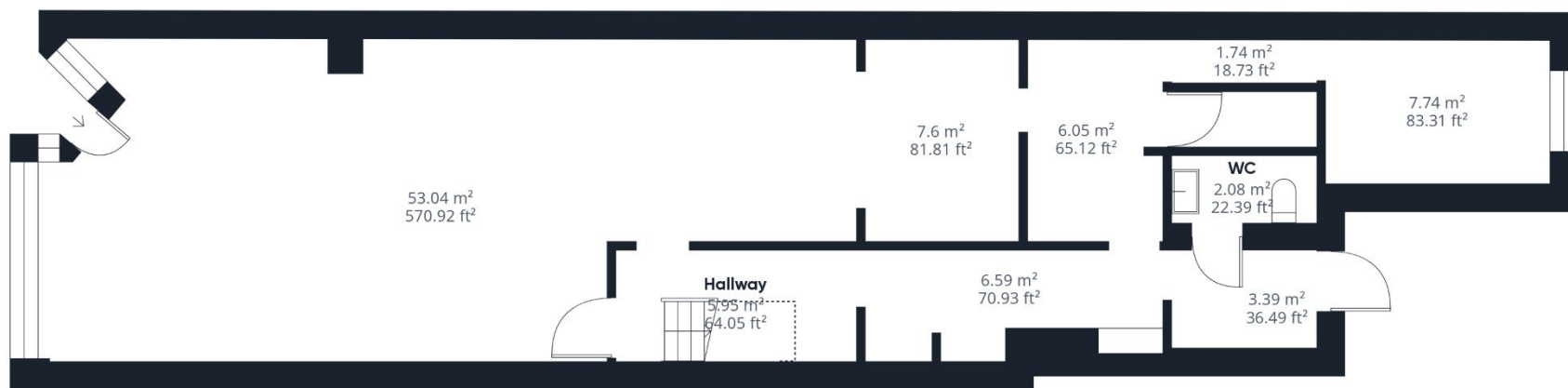
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020 8688 8313

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www.hsedwards.co.uk



Approximate total area⁽¹⁾

96.07 m²
1034.09 ft²

Reduced headroom

1.08 m²
11.63 ft²

(1) Excluding balconies and terraces

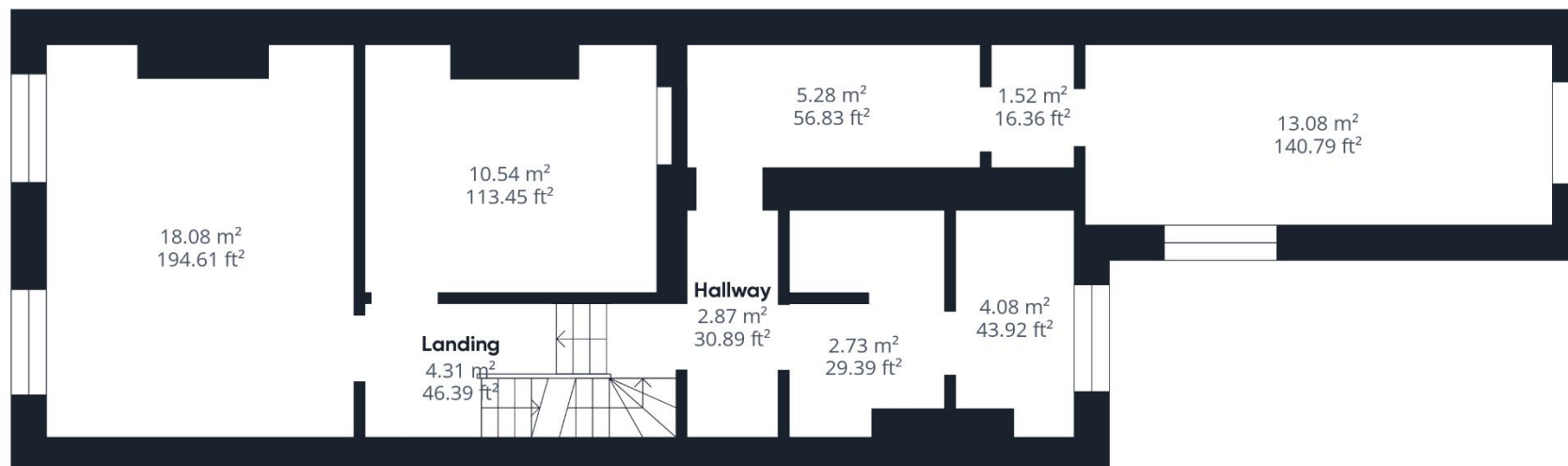
Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area⁽¹⁾

64.34 m²
692.54 ft²

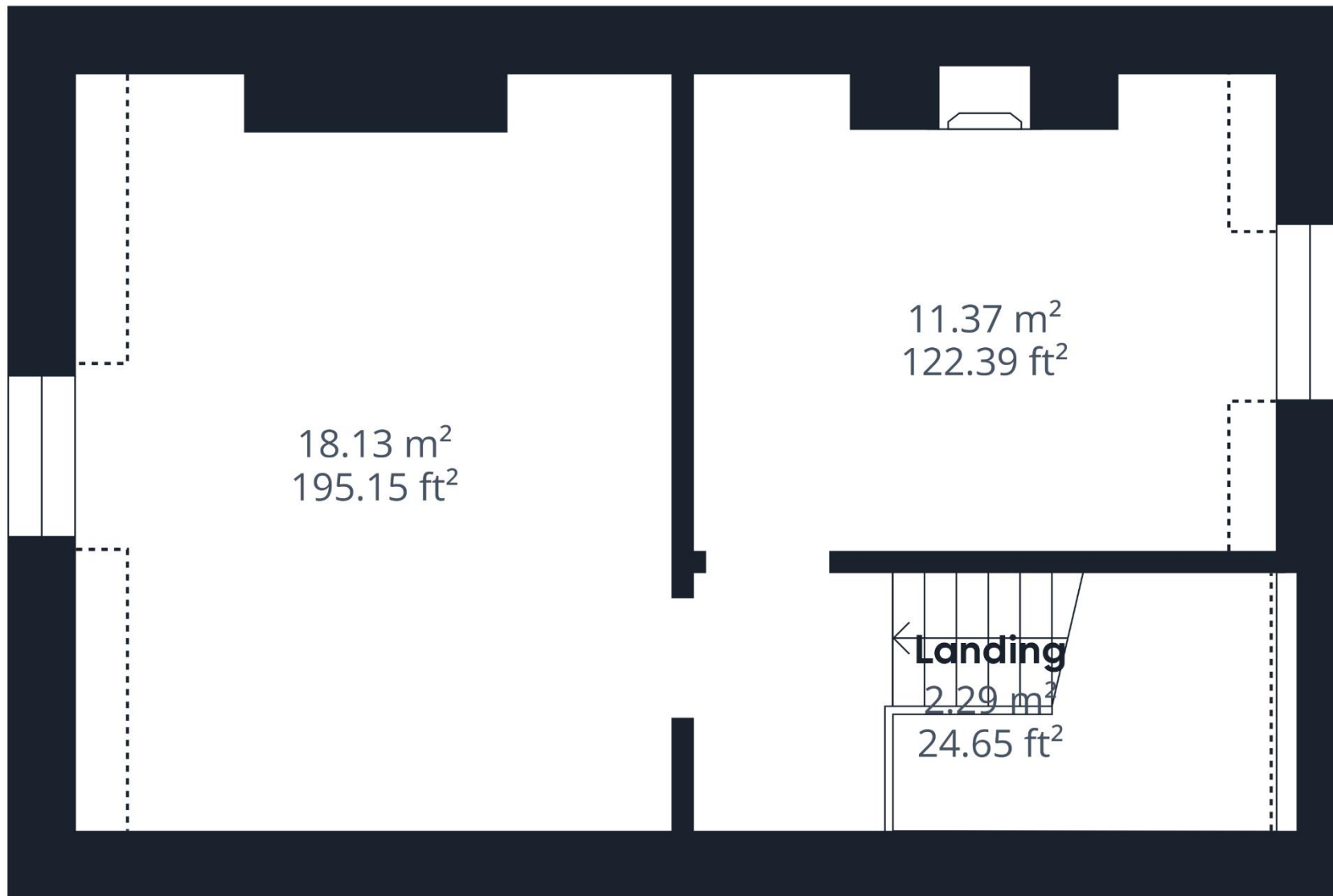
(1) Excluding balconies and terraces

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Floor 1



Approximate total area⁽¹⁾

31.79 m²

342.19 ft²

Reduced headroom

1.44 m²

15.55 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Floor 2

