



187 MERTON ROAD, LONDON, SW18 5EF

*Asking Price £250,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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**Description**

Ground floor freehold income producing investment opportunity comprising ground floor commercial space approx. 710sq ft.

Currently let to La Grande Pizza takeaway.

Lease expiring 2034.

Passing Rent : £19,000p/a.

**Location**

The property is situated on Merton Road, SW18 and is approx. 0.5miles from Southfields Station.

**Terms**

Freehold Guide Price : £250,000.

**Viewings**

Strictly by appointment only

Contact sole agents

Christopher St James

0208 296 1273

**THE SMALL PRINT**

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
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