

**INVESTMENT / DEVELOPMENT  
PLANNING GRANTED**



**UPPERS AT 82 COOMBE LANE, RAYNES  
PARK, LONDON SW20 0AX**

**Price £750,000**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8545 0591**

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## DESCRIPTION

Consented development opportunity for sale

Existing ground floor commercial unit (not included in sale - available by separate negotiation) with 3 bedroom flat above

## LOCATION

The property is situated within a mixed use parade on Coombe Lane at its junction with Durham Road

A wide range of bars, shops and restaurants are nearby both independent and national retailers, Waitrose, Sainsburys, Co - Op, Starbucks, Greggs, Anytime Fitness and more

Raynes Park Station is the closest being just 0.2 miles away (South Western Rail Services)  
The A3 is also just 0.5 miles away offering quick access further in or out of London by road

## PLANNING

Merton council granted planning ref: 24/P1917 for ....

Conversion of existing two storey building into a four storey building involving the erection of an upward extension of two additional storeys to create four self contained flats and associated works

S106: This is a car free development - owners / occupiers of the residential cannot apply to the local authority for parking permits.

## TENANCIES

The flat is let on an AST until April 2025 at a passing rent of £27,600 p/a

For those considering an offer to include the commercial unit this has been let on a 10 year lease from April 2024 (5 yr reviews) at a passing rent of £40,000 pa



## THE TERMS

Guide Price £750,000 (uppers only) £1,200,000 for entire freehold  
CIL: £76,542.

Be advised for those looking to buy the first floor only the small rear extension is to be handed back to the seller in shell and core condition to then be included within the commercial demise.

## DATA ROOM

Access code: raynes1

Further information including plans found in our data room [HERE](#)

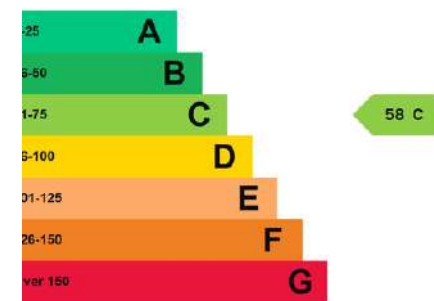
## VIEWINGS

Please do not approach staff - View by appointment - Contact sole agents - Christopher St James 020 8545 0591

EPC - Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

EPC - Shop



## 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.

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