

MIXED-USE FREEHOLD INVESTMENT IN WIMBLEDON

(CONVENIENCE STORE, 8X RESIDENTIAL APARTMENTS AND 10X PARKING SPACES)

90 INNER PARK ROAD
WIMBLEDON, SW19 6DA

PRICE ON APPLICATION



DESCRIPTION

An exceptional unbroken freehold investment opportunity comprising a ground-floor commercial unit, 8x modern residential apartments over three floors and 10x private parking spaces. The commercial unit is secured against the undoubted covenant strength of Co-Operative Group Food Limited on a 15-year lease expiring in September 2029, providing a stable income stream from a national covenant.

The residential element consists of a mix of 2-bedroom and 3-bedroom apartments, all designed to a high standard with ample natural light and private terraces. Currently, four flats are occupied under short-term ASTs, with leases expiring in March and July 2025, while four units have been left vacant by the vendor.



UNIT	TYPE	TENANT	LEASE END DATE	SIZE (SQFT)	RENT/ERV
90A Inner Park Road, Ground Floor	Commercial	Co-Operative Group Food Limited.	08-Sep-29	3,294	£113,478
90 Inner Park Road, Flat 1	2-bed	Vacant	-	787	£25,224
90 Inner Park Road, Flat 2	2-bed	Vacant	-	779	£25,740
90 Inner Park Road, Flat 3	2-bed	Vacant	-	896	£28,080
90 Inner Park Road, Flat 4	2-bed	Occupied	14-Mar-25	787	£23,400
90 Inner Park Road, Flat 5	2-bed	Occupied	20-Jul-25	782	£25,224
90 Inner Park Road, Flat 6	2-bed	Occupied	20-Mar-25	896	£27,399
90 Inner Park Road, Flat 7	2-bed	Occupied	31-Jul-25	787	£23,208
90 Inner Park Road, Flat 8	3-bed	Vacant	-	1,134	£33,804

Total **10,142** **£325,557**

*Based on information sourced from local residential agents, it is understood that the break up value of £6,250,000. Interested parties are advised to verify these figures as part of their due diligence. *

LOCATION

90 Inner Park Road is ideally located just 450 metres from Wimbledon Common and Putney Heath, offering over 1,200 acres of open green space.

The property is well-connected, with Southfields Underground Station (District Line) only 0.7 miles away and regular bus services providing access to Wimbledon Village. Wimbledon and Putney mainline and underground stations are easily accessible, offering swift connections to Central London, including a 17-minute journey to London Waterloo.



COVENANT STRENGTH

Co-operative Group Food Limited (Company No. 26715R) is a wholly owned subsidiary of The Co-operative Group Limited, a member-owned business with over 4 million UK consumers. Employing over 63,000 people, the group generates an annual turnover of £11.5 billion.



CONTACT US

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. January 2025.