



MIXED USE BUILDING IN AFFLUENT SW20 LOCATION  
**OFFERS IN EXCESS OF £4,500,000 FREEHOLD**  
641 KINGSTON ROAD, RAYNES PARK, LONDON, SW20 8SA





- APPROX. 7542 SQ.FT (700 SQ.M) ARRANGED OVER 5 FLOORS
- VIBRANT LOCATION
- 0.2 MILES FROM RAYNES PARK STATION (SOUTH WESTERN RAILWAY)
- POTENTIAL FOR STRONG INCOME- £245,943 PA

### Location

The property occupies a prime high street position in the heart of Raynes Park, a thriving suburban district in southwest London. The property benefits from a prominent frontage on the A238 (Kingston Road) a key arterial route linking Wimbledon, New Malden, and Kingston-upon-Thames. The immediate area is a well-established commercial zone, with a diverse mix of independent retailers, cafes, restaurants, and national brands. Neighboring occupiers include Tesco Express, Co-op Food, and various convenience stores, estate agents, and salons, creating a vibrant and active trading environment.

### Description

This standout mixed-use property arranged over 4 floors has recently undergone a high-quality refurbishment, delivering premium commercial and residential space. The ground floor boasts a highly visible commercial unit with excellent street frontage perfectly positioned for retail, office, or hospitality use (subject to necessary consents).

The upper parts consist of 9 flats with three 1 bedroom and six 2 bedroom flats split amongst three floors.

### User

The premises fall under Class E & C3 of The Town and Country Planning Use Classes (Amendment) (England) Regulations 2020.

### EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

### Local Authority

London Borough of Merton.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor /Flat	Sq M	Sq Ft	Beds
First Floor Flat 1	66.00	710	2
First Floor Flat 2	49.20	530	1
First Floor Flat 3	69.50	748	2
Second Floor Flat 1	66.00	710	2
Second Floor Flat 2	49.20	530	1
Second Floor Flat 3	69.50	748	2
Third Floor Flat 1	66.00	710	2
Third Floor Flat 2	49.20	530	1
Third Floor Flat 3	69.50	748	2
Total	554.10	5964	
Description	Sq M	Sq Ft	ERV
Commercial Unit 1 LH	67	721	£23,432
Commercial Unit 2 RH	79.6	857	£25,710
Toal	146.6	1578	49,142
Total Combined	700.7	7542	

### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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### Tenure

Freehold with vacant possession.

### Terms

Offers in excess of £4,500,000 are invited for our clients Freehold interest. A purchase at this level will provide a low per sq ft of £651 for the residential element, whilst the commercial parts area shown at a NIY of 8%.

### Area Comaprable

The table below indicates that the average PSF around the area is £801.68. This newly refurbished freehold building offers 5,964 sq ft of high-quality residential space in an area where similar properties are selling for around £801.68 per sq ft. There is also strong break-up potential sold separately, allowing for a higher combined resale value close to £4.8 million just on the residential. A great opportunity for investors looking for a turnkey asset with strong upside potential.

Date	Address	Acc.	sq ft	price	psf rate
04/03/2025	Flat 4, 21 Burvill Court, Langham Road, London SW20 8TP	2B Flat	700	£588,000	£828.57
08/01/2025	119, Langham Court, Wyke Road, London SW20 8RR	1B Flat	424	£315,000	£742.92
29/11/2024	2, Fountain Court, Kingston Road, Raynes Park SW20 8DR	1B Maisonette	346	£260,000	£751.45
28/05/2024	Flat 2, 584b, Kingston Road, Raynes Park SW20 8DN	1B Flat	461	£350,000	£759.22
05/04/2024	Flat 1, 41, Sydney Road, Raynes Park SW20 8EG	1B Maisonette	489	£435,000	£899.57
26/03/2024	Flat 33, The Zero, Edna Road, Raynes Park SW20 8DL	1B Flat	581	£465,000	£800.34
01/03/2024	3a, Gore Road, Raynes Park, London SW20 8JN	1B Maisonette	418	£350,000	£837.32
23/02/2024	Flat 30, The Zero, Edna Road, Raynes Park SW20 8DL	1B Flat	581	£440,000	£757.31
22/01/2024	Flat 3, 188, Worple Road, Raynes Park SW20 8PR	2B Maisonette	541	£493,000	£911.27
06/12/2023	149a, Worple Road, London SW20 8RQ	2B Maisonette	590	£430,000	£728.81

### Legal

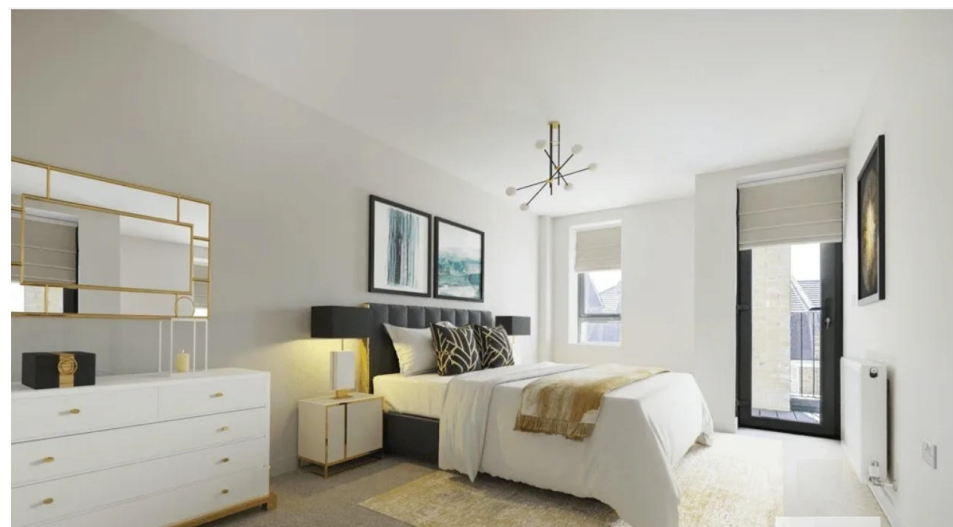
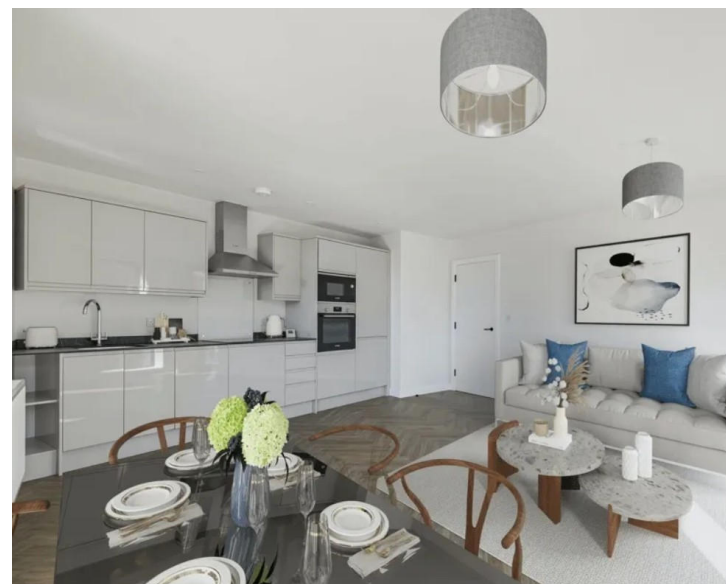
Each party to bear its own legal costs.

### VAT

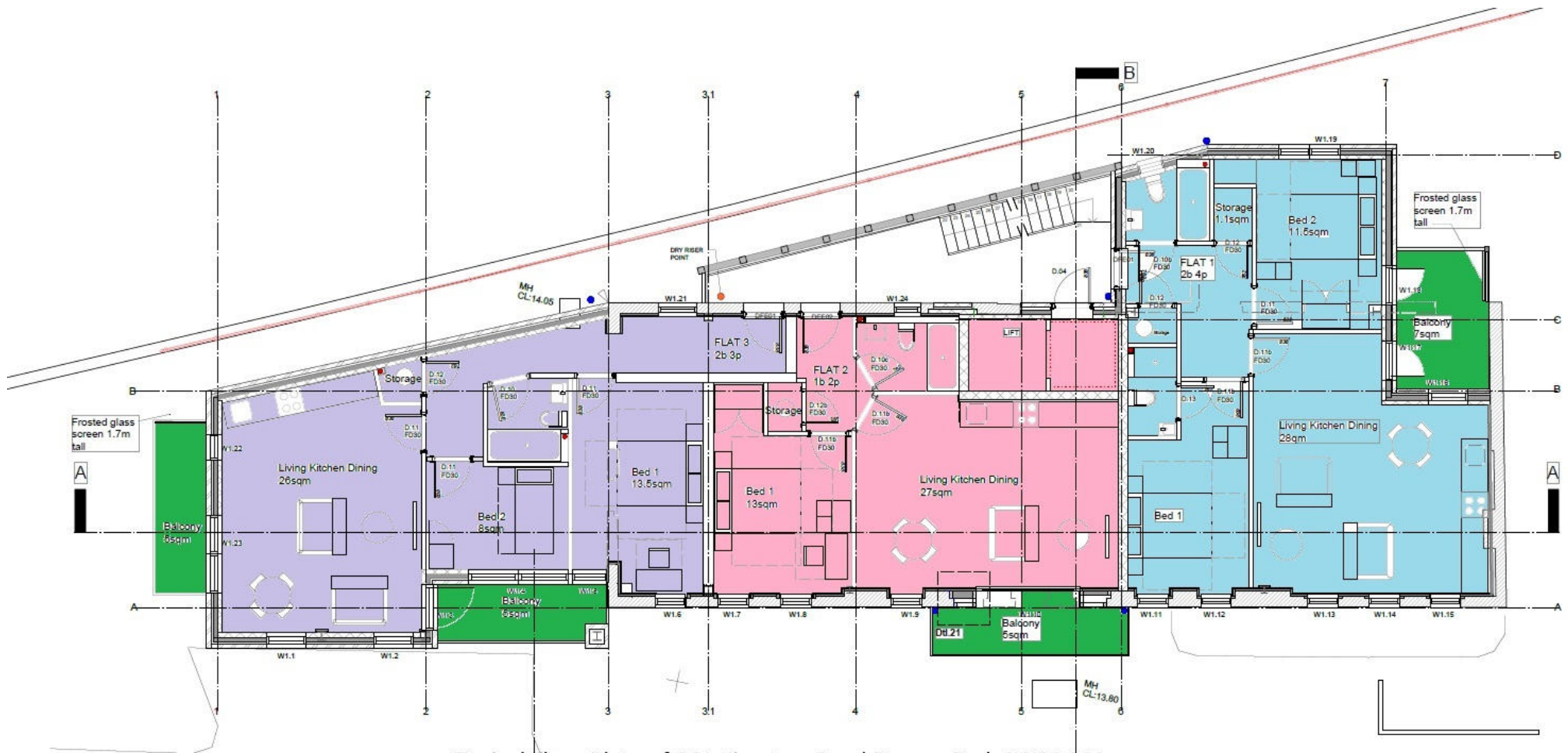
The property has not been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken







Typical Floor Plate of 641 Kingston Road Raynes Park SW20 8SA

### Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

Jason Huque  
M: 07734 856 256

E: [j.huque@willmotts.com](mailto:j.huque@willmotts.com)

Solomon Moodie  
M: 07733 103 611

E: [s.moodie@willmotts.com](mailto:s.moodie@willmotts.com)

Stuart Urwin  
M: 07798 518527

E: [s.urwin@willmotts.com](mailto:s.urwin@willmotts.com)

William Taper  
M: 07500798520

E: [w.taper@willmotts.com](mailto:w.taper@willmotts.com)

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