



87 RIDGWAY

WIMBLEDON VILLAGE, SW19 4ST

COMMERCIAL INVESTMENT FOR SALE

1,749 SQ FT



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LEWIS &CO

DESCRIPTION

Prominent corner property, with strong visibility & passing trade with a unique glass pavilion top floor with wrap-around terrace. Secure tenants (APPI Clinics Ltd & Andrew Pinchin Architects Ltd) with personal guarantees. Reversionary rents & Landlord retains control at expiry 2028 (1954 Act excluded).

- APPI Clinics Ltd (Ground, Basement Floors) 10 year lease expiring Mar 2028, passing rent of £37,000 per annum. Ground & Basement 967 sq ft.
- APPI Clinics Ltd (First Floor) 4 year lease expiring Mar 2028, passing rent £17,000 per annum rising to £18,000 per annum in 2027. First floor totals 481 sq ft.
- Andrew Pinchin Architects Ltd (second floor) lease expiring Mar 2028, passing rent £24,000 per annum. Vacant possession of this floor an option. Second floor totals 301 sq ft, not including terrace.

Total Rental Income: £78,000 per annum.

LOCATION

Wimbledon Village is a prestigious South West London suburb well known for not only its sporting connections, but also its affluent residential population and fashionable retailers. The area benefits from excellent transport links being served by Wimbledon Broadway Station (National & District Lines), numerous bus connections and cycle routes plus excellent road links with the A3 situated nearby providing direct access both into Central London and to the South West.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled March 2026.



SPECIFICATION

- Aircon and underfloor heating
- CCTV
- Hardwood finishes
- Floors can be easily split and used by separate entities or as a whole
- Acoustic sound panelling on penthouse office, alarm, designers office.

FLOOR AREAS

Floor	sq ft	sq m
GF & Basment	967	89
First	481	44
Second	301	27
Total	1,749	162

TERMS

Freehold for sale.

SALE PRICE

£1,650,000 reflecting a Net Initial Yield of 4.3%

RATES

Interested parties are advised to make their own enquiries with the local authority.

VAT

N/A.

EPC

50 B.

VIEWING

Strictly by appointment through the sole agents.

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