



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

5 Hillfield Parade, Bishopsford Road, Morden, SM4 6BG
£450,000 FREEHOLD

5 Hillfield Parade, Bishopsford Road,
Morden, SM4 6BG

FOR SALE

Approx 1,615 sqft (150.1 sqm)

DESCRIPTION

Opportunity to acquire a freehold mixed-use property in a prominent retail parade on Bishopsford Road, Morden. The property comprises a vacant ground floor commercial premises, where the permitted use is for a hot food takeaway and a large self-contained 2-bedroom flat above currently occupied on a 12 month AST.

GF Commercial	785 sqft	72.9 sqm
2 Bedroom Flat	830 sqft	77.2 sqm
TOTAL	1,615 sqft	150.1 sqm

PRICE

£450,000

TENURE

Freehold with vacant possession of the ground floor commercial, though subject to existing AST of the flat above which is producing £1,250 per calendar month.

LOCATION

Situated in an established retail parade on Bishopsford Road on the (A217) between Sutton and Mitcham. The property is well served by local bus routes and Morden Underground is only 11 minutes by bus.

VIRTUAL TOUR LINK- COMMERCIAL

<https://tour.giraffe360.com/5e70149b2aee4d05ae9bbd56b3552702>

RATES & COUNCIL TAX

Rateable value: £7,200. Rates Payable at 49.9p in the £ 2025-26.

Council Tax: Flat is in Council Tax Band C.

EPCs

Commercial: C71 (Expired) New EPC in preparation.

Residential: D58 (Expires March 2026)

LEGAL COSTS

Purchaser to provide an undertaking for the vendors abortive legal costs. Otherwise each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: croydon@hsedwards.co.uk

DATE

October 2025

FOLIO NUMBER

30323

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

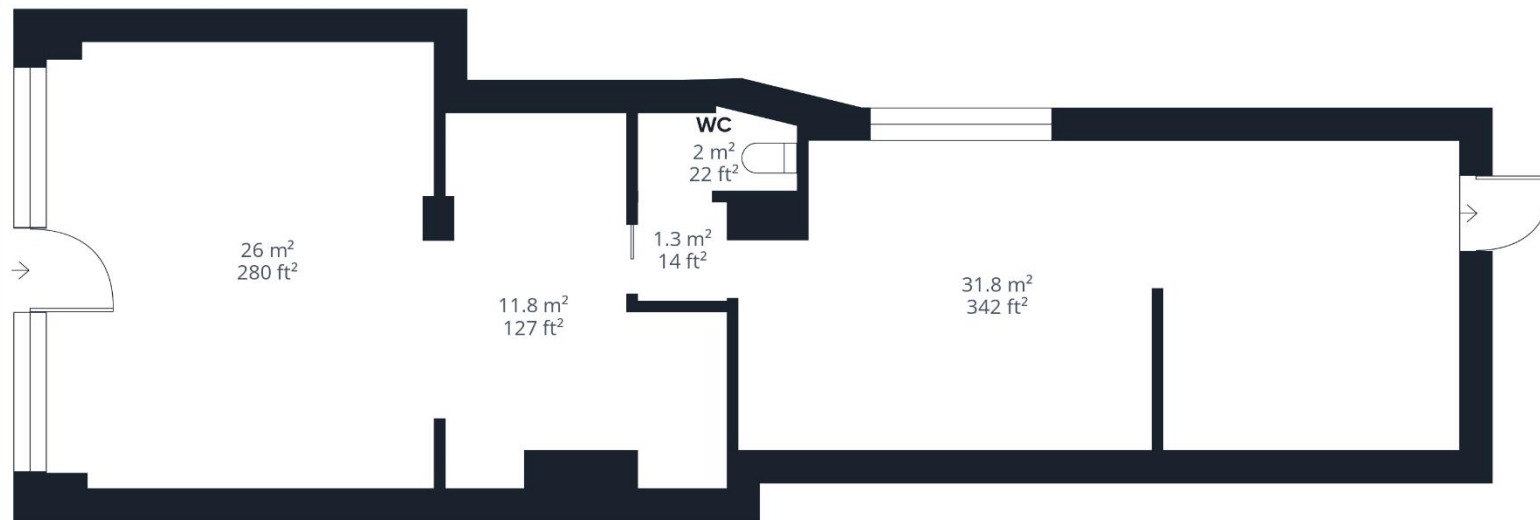
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk

Ground Floor Commercial

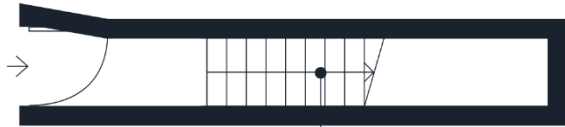


Approximate total area⁽¹⁾
72.9 m²
785 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

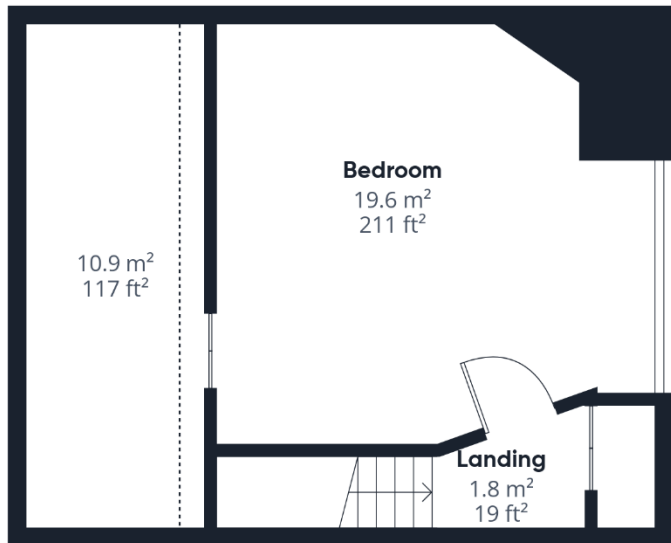


Hallway
4.5 m²
48 ft²

Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

77.2 m²
830 ft²

Reduced headroom

8.7 m²
93 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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