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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

Rarely available. Of interest to builders, developers and investors. A good size end of terrace building arranged as four flats, a self-contained office unit, rear builders' yard with development and extension potential and advertising hoarding, well located close to the popular shopping and recreational amenities of Battersea and Clapham – Part Vacant investment let at £28,815.24 per annum

Tenure

Freehold.

Location

- Located on the south side of Wandsworth Road, near to its junction with Lambour Road
- A wide variety of cafés, bars and restaurants can be found close by around the centres of Battersea and Clapham
- Shopping facilities can be found along Lavender Hill and Clapham High Street
- The new Battersea Power Station development is within easy reach and should provide a range of new amenities to the area
- Battersea Park and Clapham Common are both located nearby
- Clapham Common (Northern Line)
- Wandsworth Road, Queenstown Road, Battersea Park

Description

- A good size attractive end of terrace building
- Arranged as four self-contained flats and a derelict self-contained office unit
- Potential for extension/development including change of use of commercial office unit (subject to requisite consents)
- Rear builders' yard with development potential (subject to requisite consents)
- There is direct vehicular access to the rear builders' yard from Lambour Road

Accommodation

Floor	Accommodation	Tenancy
Lower Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom/WC, Rear Patio area (in need of modernisation)	Vacant
Ground Floor	Self-Contained Offices (derelict)	Vacant
Raised Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom/WC	12 month Assured Shorthold Tenancy from 8th October 2011 at £1,126.27 per calendar month (holding over)
First Floor	Reception Room, Bedroom, Kitchen, Bathroom/WC	Vacant
Second Floor	Reception Room/Kitchen, Bedroom, Bathroom/WC	12 month Assured Shorthold Tenancy from 1st April 2012 at £1,150.00 per calendar month (holding over)
	Advertising Hoarding	5 years from 1st January 2011 at £1,500 per annum (holding over)

**Total Current Rent £28,815.24 per annum
Plus Vacant Possession of Two Flats, Office Unit and Rear Builders Yard**

Viewing.

Please refer to our website www.savills.co.uk/auctions