

Hooper

NAYLOR FRIEND

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## **FREEHOLD SHOP AND GROUND** **RENT INCOME FOR SALE**

PROVIDING A VACANT GROUND FLOOR SHOP, 2 FLATS SOLD OFF ON LONG LEASES ABOVE AND AVAILABLE FREEHOLD AND WITH THE POSSIBILITY OF SOME DEVELOPMENT POTENTIAL.

### **1A UNION ROAD CLAPHAM LONDON SW4**

#### **LOCATION**

The property is situated with a frontage to Union Road close to its junction with Clapham Road between Clapham and Stockwell. The property is situated in an area where significant redevelopment is taking place including the proposed redevelopment of the site immediately opposite and numerous residential developments in surrounding roads. Union Road is a cut-through between Clapham Road and Wandsworth Road and the property benefits from a good deal of passing vehicular traffic a fair amount of which is forced to stop by the nearby traffic lights. The surrounding area is a densely populated residential catchment and the property is within walking distance of Stockwell Underground.



## **DESCRIPTION**

The property comprises a ground floor lock-up shop most recently used as a florist but formerly a small bookmakers. The property has two self-contained sold off flats above with access from the front. The shop has tiled floors and narrows towards the rear where a WC and kitchenette area may be found. The property has a good overall frontage and is well suited to a variety of purposes and may be particularly well suited to conversion to an office use subject to any necessary consents. There may be some potential to develop air space at some future date, as the neighbouring building now comprises premises over ground and three upper floors.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.79m</b>	<b>19'</b>
<b>Internal Width</b>	<b>4.93m</b>	<b>16'2 narrowing to 4.41m (14'5) after 2.89m (9'5) and narrowing finally to 3.53m (11'6)</b>
<b>Shop Depth</b>	<b>6.15m</b>	<b>20'2</b>
<b>Sales Area</b>	<b>25.54m</b>	<b>275 ft<sup>2</sup> (approx)</b>
<b>Kitchenette &amp; WC</b>		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered freehold with vacant possession of the ground floor. We understand the two flats above are sold off on long leases originally for 99 years but now down to approximately 77 years. We understand that ground rents are payable in the sum of £50 per annum per flat.

## **USE/PLANNING**

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order on the ground floor and we assume that the upper floors have consent for their use as residential flats. It is felt that the air space may provide some development potential as the neighbouring premises have been developed to include a third floor and this may allow some future development potential subject to planning and subject to rights of access required. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

An initial rent of **£135,000 (one hundred and thirty five thousand pounds)** is sought for our clients freehold interest subject to vacant possession on the ground floor and two long leases on the upper floors.

## **V.A.T.**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

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