

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

RARELY AVAILABLE **FREEHOLD SHOP AND FLATS** **FOR SALE**

FRONTING BATTERSEA RISE WITHIN AN EXTREMELY AFFLUENT AND POPULAR AREA AND WITH THE BENEFIT OF INCOME FROM THE FLATS AND VACANT POSSESSION OF THE GROUND FLOOR

42 BATTERSEA RISE **BATTERSEA SW11 1EE**

LOCATION

The property is situated in the ever-popular Battersea Rise between Northcote Road and Clapham Common. Battersea Rise forms part of the South Circular Road and the property benefits from vast quantities of passing vehicular traffic and a good deal of pedestrian flow generated by a wide variety of nearby retailers including a number of multiples. The surrounding area is an extremely affluent residential catchment with thriving daytime and night-time economies centred around Battersea Rise and Northcote Road. The property is within a short walk of the wide open spaces of Clapham Common and there are good transport facilities nearby including the rail hub of Clapham Junction overground station.



DESCRIPTION

The property comprises a ground floor shop fronted premises used for many years as offices. The ground floor is arranged as an open plan front office, private rear office, storage and internal WCs. The upper parts are self-contained, accessed from the front and provide three individual residential units, each of which is let under an assured shorthold tenancy.

ACCOMMODATION

Gross Frontage	4.60m	15'11
Internal Width	3.68m	12'10 narrowing to 2.92m (9'6) after 4.69m (15'4)
Maximum Shop Depth	7.49m	24'6
Sales Area	17.18m²	185 ft² (approx)
Rear Private Room	14.39m²	155 ft² (approx)
Storage	8.36m²	90 ft² (approx)
Kitchen/Staff Room	35.05m²	115 ft² (approx)
TOTAL	50.63m²	545 ft² (approx)
Internal WCs		

UPPER PARTS:

Back Addition – bedsitter/studio

First Floor – a one bedroom flat

Second Floor – a one bedroom split level flat

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers 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 and subject to the existing assured shorthold tenancies on the upper floors. The income produced from the upper parts is £2,500 per calendar month.

USE/PLANNING

We understand the property originally would have been constructed as retail on the ground floor but it has been used for many years as offices and therefore we believe this use could continue as a use has been established. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

The upper parts are residential in nature and have been arranged as three self contained units for many years.

PRICE

An initial rent of **£1,350,000 (one million three hundred and fifty thousand pounds)** is sought for our client's freehold interest subject to the tenancies highlighted above.

V.A.T.

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

SUBJECT TO CONTRACT

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.