



r/o 31, Bellevue Road Wandsworth Common SW17 7EF

B1 BUILDING WITH REDEVELOPMENT
POTENTIAL

Area: 2,097 FT² (195 M²)

Price: £1,000,000



AREA
2,097 sqft



PRICE
£ 1,000,000



TRAIN
Wandsworth
Common



EAVES HEIGHT
6.8 m



LOCATION
Wandsworth
Common



USE CONSENT
Redevelopment
subject to consent



CRANE
Internal



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LOCATION:

The property is situated to the rear of 31 Bellevue Road, Wandsworth Common, London, SW17. The location is an affluent area benefitting from quick and easy access to Central London by rail from Wandsworth Common Rail Station.

Bellevue Road has amongst its occupiers many specialist retailers along with Sainsburys Local, Cafe Nero and a number of Restaurants which include the renowned Chez Bruce & Good Earth.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Floor Area	2,097	195
TOTAL	2,097	195

DESCRIPTION:

The building comprises an older style industrial workshop building with ancillary offices at first / mezzanine level access via the archway from Bellevue Road.

The building has been used by our clients for many years as a workshop for sculpture and has the benefit of a gantry crane within the premises which benefits from an internal eaves height of 6.8m.

The property would be ideal for either continued use or redevelopment subject to the usual planning applications.

TENURE:

Freehold For Sale

VAT:

Not Applicable

SERVICE CHARGE:

Not Applicable

RATES PAYABLE:

Rateable Value : £ 22,750

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

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