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**FREEHOLD FOR SALE
(ONE UNIT) CORAL BOOKMAKERS WITH
RESIDENTIAL UPPER PARTS SOLD OFF -**

**507 BATTERSEA PARK ROAD
LONDON, SW11 3BW**



LOCATION

The premises are in the Borough of Wandsworth. They are situated on the southern side of Battersea Park Road (A3205) close to the junction with Atherton Street.

The premises form part of a busy local retail parade. They occupy a mid-terrace position and benefit from good visibility as they close to a busy junction with Latchmere Road.

There are numerous local and national Class E and sui-generis operators trading in the area. The national operators include Tesco.

The area is well served by Public Transport links. Queenstown Road and Battersea Park mainline rail stations are within approximately 0.75 km. Battersea Park now has a northern line connection. Numerous bus routes serve the area. There is a mixture of resident only and metred parking bays in the vicinity.

DESCRIPTION

The premises are designed over basement, ground floor and two upper floors. They are constructed of traditional brick. They are Victorian and are believed to have been built in circa 1900. The unit benefits from being double fronted (though our client only owns n.o 507).

Internally the demised premises are configured as a front retail/customer area with ancillary, storage, a w.c and a kitchen point to the rear. The basement provides additional storage space. (Floor plan available upon request)

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of measuring practice. (Floor plans available upon request).

GROUND FLOOR

21.6 m²

BASEMENT

25.1 m²

TOTAL 46.7 m² or 503 sq ft

RATEABLE VALUE

The rateable value for 507-509 Battersea Park Road is £31,250. The VOA have not assessed n.o 507 independently.

PERMITTED USE

The premises benefit from Class E use under the Use Classes Order 1987 (as amended 2020).

TERMS

TENURE The commercial premises are let to Coral on FRI lease for a term of 10 years from 28/3/2017 at a rent of £10,000 per annum (exclusive of rates and VAT), payable quarterly in advance.

The 3 flats are sold off on long leases as follows:-

FLAT 1 Let for 125 years from 25/07/1984 - 1bed – ground rent £60 p.a

FLAT 2 Let for 125 years from 26/10/1984 -1bed – ground rent £60 p.a

FLAT 3 Let for 125 years from 25/12/2018 -2bed - ground rent £300 p.a

PRICE £190,000 (exclusive of VAT)

LEGAL COSTS Each party are to bear their own legal and surveying costs incurred in this matter.

VAT The premises are not elected for VAT

EPC A copy of the EPC is available upon request

CONTACT Via sole agents JM Commercial Ltd -

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