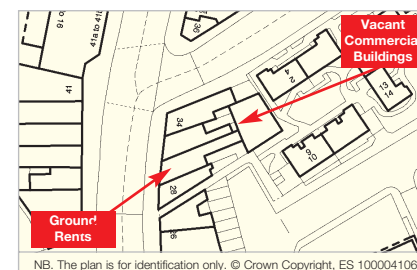


## London SW8 Commercial Building at 30/32 Queenstown Road and 2A Robertson Street, Battersea SW8 3RX

- A Freehold Site Comprising a Vacant Commercial Building to the Rear (2A Robertson Street) together with Two Shops and Four Flats (30/32 Queenstown Road) all Subject to Long Leases
- Rear Vacant Commercial Unit extending to Approximately 150.96 sq m (1,625 sq ft)
- Possible Potential to Redevelop the Rear Commercial Unit to provide Residential Accommodation subject to all necessary consents being obtained

### Vacant Possession



### To View

The final viewing will be on Monday 13th July between 9.30 – 10.00 a.m. (Ref: WT).

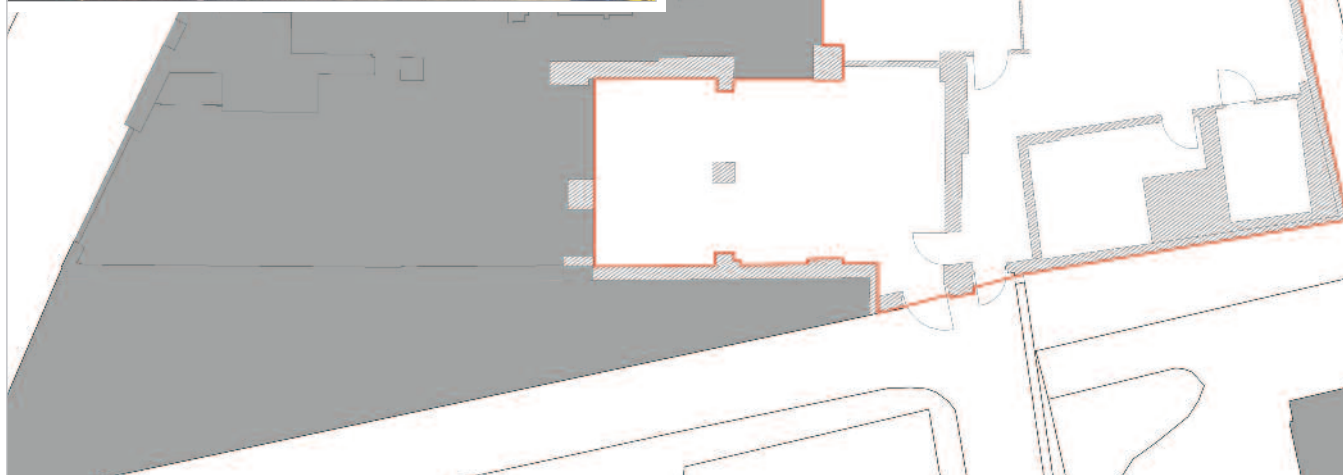
### Seller's Solicitor

Messrs Brecher (Ref: D Whelan).  
Tel: 0207 5631000.  
Email: [dwhelan@brecher.co.uk](mailto:dwhelan@brecher.co.uk)

### INVESTMENT/VACANT – Freehold Building



2A Robertson Road (Frontage)



### Tenure

Freehold.

### Location

The property is located on the south site of Robertson Street. Nearby Queenstown Road leads to the A3 to the south and Battersea Park Road to the north. Local shops and amenities are available along Queenstown Road, with more extensive facilities being available around Clapham Junction to the south-west and Central London to the north. The site has good transport connections through Wandsworth Road (0.7 miles) and Clapham Junction (1.1 miles) Overground Stations. Clapham Common Underground Station is also accessible to the south. There is a regular service to Clapham Junction to the south-west and London Victoria and London Waterloo Stations to the north and north-east respectively. The open spaces of Battersea Park are also located nearby.

### Description

The property comprises a rear single storey commercial site (2A Robertson Street), which extends to approximately 150.96 sq m (1,625 sq ft). The site may afford potential for residential development, subject to all necessary consents being obtained. In addition there are two shop units together with four self-contained flats (all six sold on long leases).

### Accommodation

The property was not internally inspected by Allsop. A schedule of Accommodation and Tenancies is set out opposite. The following information was provided by the Vendor.

We are informed that the property provides:  
A Commercial Site to the Rear

Address	Flat/Unit	Terms of Tenancy	Rent £ p.a.
30/32 Queenstown Road	Shop	Subject to a lease for a term of 999 years from the date of completion	Peppercorn
	Shop	Subject to a lease for a term of 999 years from the date of completion	Peppercorn
	Flat	Subject to a lease for a term of 999 years from 1st January 2003	Peppercorn
	Flat	Subject to a lease for a term of 999 years from 1st January 2003	Peppercorn
	Flat	Subject to a lease for a term of 999 years from 1st January 2003	Peppercorn
	Flat	Subject to a lease for a term of 999 years from 1st January 2003	Peppercorn
2A Robertson Street	Commercial Unit	Vacant extending to approximately 1,625 sq ft	–

### Planning

Local Planning Authority: Wandsworth Council.  
Tel: 020 8871 6000.

The rear commercial building (2A Robertson Street) may afford residential development potential, subject to all necessary consents being obtained. The Vendor's Architect has drawn up plans for a proposed scheme of development to provide a pair of townhouses, extending to a combined total floor area of 209.96 sq m (2,260 sq ft), each with its own entrance and garden. Copies of the plans are available from the Auctioneers upon request. Please email [jimmy.bruce@allsop.co.uk](mailto:jimmy.bruce@allsop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.