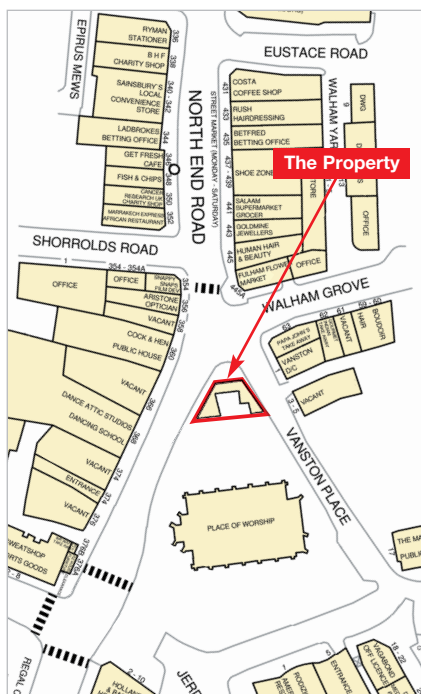


London SW6 2-4 Vanston Place Fulham SW6 1AY

- **Freehold Development Opportunity**
- Very prominent corner position at junction of Vanston Place, Walham Grove and North End Road, close to Fulham Broadway
- Full planning consent for restaurant (A3) with public alfresco roof terrace
- Affluent South-West London suburb

Vacant Possession upon Completion

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Fulham is a prosperous West London suburb situated some 3.5 miles west of Central London in the Borough of Hammersmith and Fulham. The area benefits from excellent transport links with Fulham Broadway Underground Station being located a very short distance to the east providing a regular service into Central London. Furthermore, numerous bus routes pass along Fulham Broadway to the south, providing easy access to the City and West End.

The property which is located in the local Conservation Area is situated at the junction of Vanston Place and North End Road adjacent to St John's Church. Occupiers close by include Marks & Spencer, Waitrose and Sainsbury's. Chelsea FC Football Ground is also close by.

Description

The property is arranged on ground and basement floors. The property benefits from full detailed planning consent and conservation area consent which was approved on 16th July 2012 (Ref Nos: 2012/01457/FUL and 2012/01458/CAC) and which can be viewed on the Hammersmith & Fulham planning website for the demolition of the existing building and erection of an enlarged replacement single storey building, including a roof terrace at first floor level in connection with the use of the building as a restaurant (Class A1, A2 & A3) and the retention of the existing basement.

The property provides the following accommodation and dimensions:

Basement (existing & proposed)	72 sq m	(775 sq ft)
Ground Floor (existing)	33.50 sq m	(360 sq ft)
Ground Floor (proposed)	87 sq m	(936 sq ft)
First Floor (proposed)	3 sq m	(32 sq ft)
First Floor Roof Terrace (proposed)	49 sq m	(527 sq ft)

Tenancy

The property is held with VACANT POSSESSION UPON COMPLETION.

Additional Planning Potential

The property could benefit from further development potential in addition to the existing planning permission for a residential unit on the first floor (subject to obtaining all necessary consents). The Vendor's architects have drawn up a two storey scheme with a two bedroom, two bathroom flat on the first floor. Copies of these drawings can be viewed online in the legal pack.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

We are advised an EPC is not required.

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

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