



Tenure
Freehold.

Location
The property is situated on the north side of Lower Richmond Road (B306), to the west of its junction with Glendarvon Street. Lower Richmond Road leads to Putney High Street (A219) to the west, which in turn provides access the South Circular Road and Kingston Road (A3) to the south. Local shops are available along Lower Richmond Road, with a more extensive range of shops, bars and restaurants being accessible in Putney town centre. Rail services run from Putney Station approximately 0.6 miles to the south-east. London Underground services (District Line) run from Putney Bridge Station approximately 0.5 miles to the north-east. The open spaces of Putney Lower Common and Wandsworth Park are nearby.

Description
The property comprises an end of terrace building arranged over ground, first and second floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit together with a self-contained first and second floor maisonette above.

The upper parts benefit from separate access from Glendarvon Street. The property is to be offered with planning permission for the conversion and extension of the maisonette to provide 1 x one bedroom flat and 1 x one bedroom maisonette.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

Planning
Local Planning Authority: Wandsworth Council.
Tel: 0208 871 6000.
The property is to be offered with planning permission (Ref: 2105/2506) dated 28th October 2015 for the conversion of the rear part of the ground floor retail unit and upper floor flat into 1 x one bedroom flat and 1 x one bedroom maisonette. Alterations to the front dormer and enlargement of rear dormer including erection of two storey side extension; insertion of additional windows, French doors, safety railings to rear and side elevation, including new entrance door fronting Glendarvon Street. Formation of roof terrace at second floor level with screening. A copy of the plans is available from our website: www.allsop.co.uk

Use	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Retail	Ground	Retail Unit	Subject to a lease for a term of 999 years from 28th June 2018 (thus having approximately 999 years unexpired)	A peppercorn
	Ground Rear	Vacant	—	—
Residential	First	Reception Room, Kitchen, Bedroom, Shower Room/WC and wash basin	Vacant	—
	Second	Two Rooms		

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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

London SW15

48 Lower Richmond Road, Putney SW15 1JP

- **A Freehold End of Terrace Corner Building**
- Internally arranged to provide a Ground Floor Retail Unit with Self-Contained Maisonette above
- **Planning Permission for Conversion and Extension of the Upper Floors to create 1 x One Bedroom Flat and 1 x One Bedroom Maisonette**
- Retail Unit subject to a Long Lease. Upper Parts and Rear Part of Ground Floor Unit Vacant

Majority Vacant



To View

The property will be open for viewing every Monday and Saturday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Druces LLP Solicitors
(Ref: R. Hayhurst).
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INVESTMENT/PART VACANT – Freehold Building with Planning