

London SW15
290 Upper Richmond Road,
Putney
SW15 6TQ

- **Freehold Mid Terrace Building arranged to provide Ground Floor Retail Unit with Ancillary Basement Storage Together with Five Bedsitting Rooms**
- **Ground and Lower Ground Floor Retail Unit and Ancillary Storage Vacant**
- **Five Bedsitting Rooms – Three Bedsitting Rooms subject to Assured Shorthold Tenancies, Two Bedsitting Rooms Vacant**
- **Planning Permission for Renovation and Extension to form One Retail Unit and Five Residential Units**
- **Total Current Rent Reserved £7,800 per annum from 1 Bedsitting Room with Retail Unit and 4 Bedsitting Rooms Vacant**

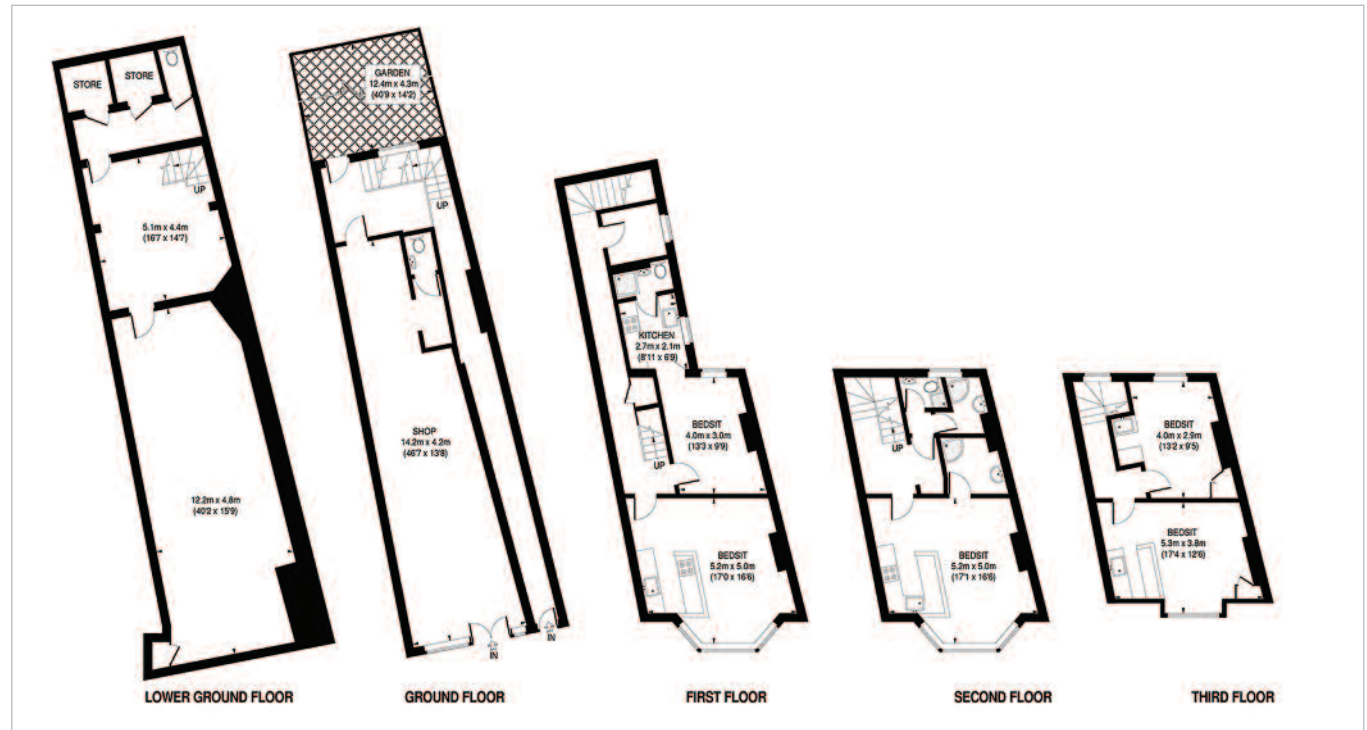
To View

The property will be open for viewing every Thursday and Saturday before the Auction between 12.45 – 1.15 p.m. (Ref: UD).

Seller's Solicitor

Messrs GWCA (Ref: JR).
 Tel: (01903) 881122.
 Email: jon.rogers@gwca.co.uk

INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on Upper Richmond Road (A205) to the west of its junction with Putney Hill (A219). Local amenities and shopping facilities, bars and restaurants are available along Upper Richmond Road and Putney High Street. Putney Rail Station (London Overground) and East Putney Underground Station (District Line) are located approximately 0.2 miles and 0.4 miles to the east. The A205, A3 and M25 Motorway are accessible. The open spaces of Wandsworth Park and Putney Heath are close by.

Description

The property comprises a mid terrace building arranged over lower ground, ground and three upper floors beneath a mansard roof (part). The property is internally arranged to provide a ground floor retail unit with ancillary basement storage together with five bedsitting rooms. The property benefits from a rear garden.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Wandsworth Borough Council
 Tel: 0207 8871 6632
 The property is to be offered with planning permission (Application Number: 2013/2281) dated 7th August 2013 for 'renovation and extension (including rear light well excavation in association with basement extension, single storey rear extension, second floor rear extension and a third floor rear extension of 290/290A Upper Richmond Road to form one retail unit and five residential units'. Copies of the above planning consent and plans are available from the Auctioneers upon request.
 (zoe.baxter@allsop.co.uk)

NB. We are informed by the Vendor that party wall agreements, structural engineer's calculations and drawings and architect's working drawings are in place.

Flat/Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Retail Unit	Lower Ground	One Room through to Further Room and Two Stores and WC (shell)	Vacant	-
	Ground	Gross Frontage 5.22 m (17' 11")	Vacant	-
		Net Frontage 4.07 m (13' 4") Shop Depth 14.4 m (47' 3")		
Flat 1	First	Bedsitting Room with Kitchen Area (not inspected), Separate Shower Room, WC/wash basin (not inspected)	Vacant	-
Flat 2	First	Bedsitting Room with Kitchen Area and Shower Room/WC/wash basin	Vacant	-
Flat 3	Second	Bedsitting Room with Kitchen Area and Shower Room with WC/wash basin	Vacant	-
	Second	Two Shower Rooms with WC/wash basin (not inspected)	Vacant	-
Flat 4	Third	Bedsitting Room with Kitchen Area	Vacant	-
Flat 5	Third	Bedsitting Room with Kitchen Area	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st December 2012 (Holding Over)	£7,800

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 £750 (including VAT) upon exchange of sale memoranda.

