

London SW12**1 Station Parade,
Balham High Road
Balham
SW12 9AZ**

- **A Well Located Freehold Five Storey Corner Building**
- Internally arranged to provide a Ground Floor Retail Unit subject to a Lease and Three Self-Contained Flats each subject to an Assured Shorthold Tenancy
- Together with Single Storey Rear Store and Large Basement Area which are Vacant
- Site area extending to Approximately 0.013 Hectares (0.033 Acres)
- Planning Permission for Extension and Development of the Ground Floor, Basement and Upper Floors to provide a Hot Food Takeaway (Class A5) and 1 x Two Bedroom Flat and 3 x One Bedroom Self-Contained Flats
- Possible potential for Further Redevelopment subject to obtaining all necessary consents
- Total Current Rent Reserved
£58,519.96 per annum (equivalent) with Store and Basement area Vacant

Joint Auctioneer

John Dean (Ref: JD).

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Seller's Solicitor

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To View

The property will be open for viewing on Monday 22nd February between 11.00 – 11.30 a.m.

INVESTMENT – Freehold Building**Tenure**

Freehold.

Location

The property is situated on the east side of Balham High Road (A24), opposite the new Travelodge Hotel, at its junction with Oakmead Road. Shopping facilities and local amenities are available within Balham with the more extensive facilities of Streatham, Clapham and Tooting all being accessible. The South Circular Road (A205) is approximately 1 mile to the north. Balham Rail Station is within a one minute walk of the property and provides access to London Underground (Northern Line) services and National Rail services to Clapham Junction and London Victoria. The open spaces of Wandsworth Common and Tooting Bec Common are within walking distance and Clapham Common is approximately 0.8 miles to the north.

Description

The property comprises a corner building arranged over lower ground, ground and three upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit together with three self-contained flats above. In addition, there is a rear single storey store and a large basement area.

Property	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Store	Basement	Store Area and WC	Vacant	
Retail Unit	Ground	Gross Frontage 6.096 m (20' 3")	Subject to a lease from 26th June 1990 for a term of 20 years (holding over)	£10,500 p.a.
Store	Ground	Two Rooms, WC and Storage	Vacant	
Flat 1	First	Reception Room, Bedroom, Kitchen, En-Suite Bathroom There is a store room on the first floor landing (not inspected)	Subject to an Assured Shorthold Tenancy from 8th February 2015 for a term of 12 months	£16,300 p.a.
Store	First	Not inspected	Vacant	
Flat 2	Second	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy from 1st July 2015 for a term of 12 months Tenants have served notice and are due to vacate in February 2016	£16,119.96 p.a.
Flat 3	Third	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy from 1st March 2014 for a term of 12 months (holding over). The tenants have served notice and are due to vacate in February 2016	£15,600 p.a.

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.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Site area extending to approximately 0.013 hectares (0.033 acres)

Planning

Local Authority: Wandsworth Council.

Tel: 020 8871 5267.

Email: planningapplications@wandsworth.gov.uk

Planning permission was granted on the 20th March 2014 (Application Number 2013/5333/FUL) for the 'construction of part ground/first/second floor rear extension with rear roof terrace at second floor level; change of use of basement and ground floor from a retail shop (use class A1) to a hot food takeaway (use class A5); installation of new shop front and rear extract flue and use of upper floors as 1 x 2 bedroom flat and 3 x 1 bedroom flats'.

The property may afford potential for further redevelopment, subject to all necessary consents being obtained.

