

FREEHOLD SHOP WITH DEVELOPMENT POTENTIAL **FOR SALE**

**City &
Counties**
— Commercial —

WANDSWORTH



213 Upper Richmond Road, Putney SW15 6SQ

Price £725,000



Property Type

**COMMERCIAL
INVESTMENT**



Size

610 SQFT



Tenure

FREEHOLD



Borough

WANDSWORTH



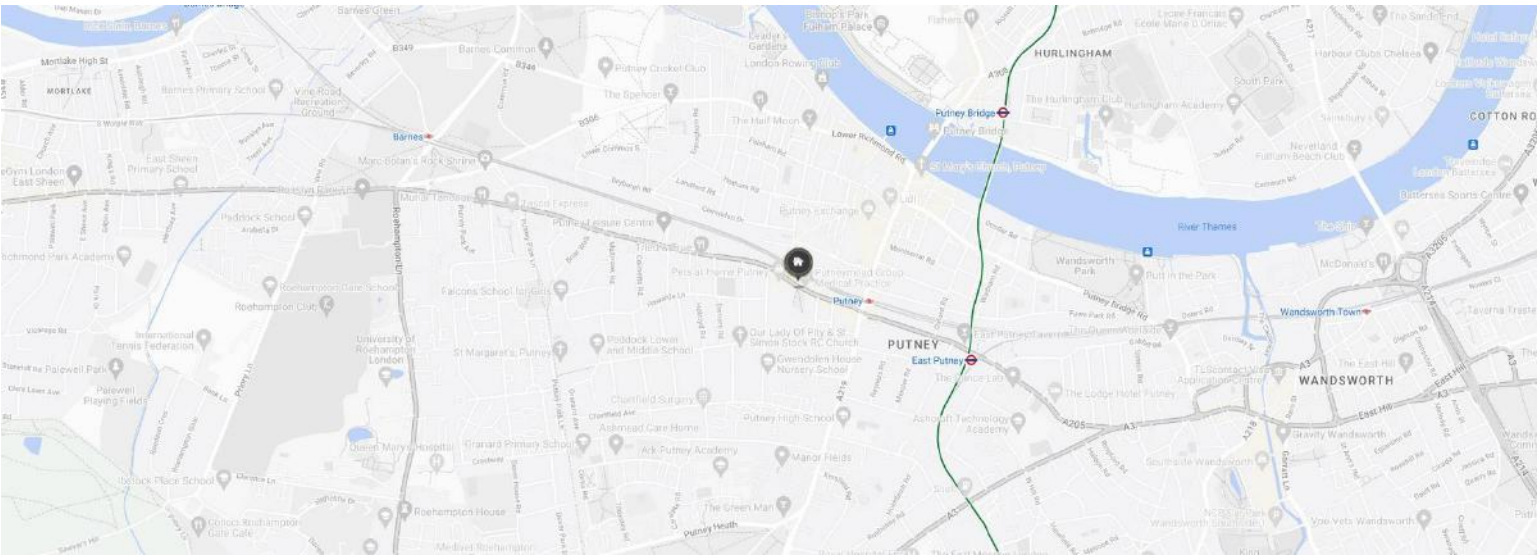
Recent Planning







2022/0151



Existing Use

CLASS E



 Tenanted NO	 Local Train Stations Putney (0.2 miles) East Putney (0.5 miles) Putney Bridge (0.7 miles)	 Local Amenities Putney Leisure Centre (0.4 miles) Waitrose (0.4 miles) Wandsworth Park (0.8 miles)
 VAT Applicable NO	 Rateable Value £15,500	 EPC Rating C

Additional Information

An opportunity to purchase a commercial premise in a highly desirable location. The existing property is a two-storey commercial building which is currently used as a boutique café. We understand the property measures approximately 610 square feet and the designated use class is E (Commercial, Business and Service).

The property's most recent planning was approved in 2022 to convert the upper parts of the building into a studio flat under the planning reference: 2022/0151

Offers are encouraged on a conditional or unconditional basis in excess of £725,000. The asset is held in a Special Purpose Vehicle (SPV) and as such a sale of the company can be arranged.

Additionally, the vendors will consider offers to let the premises in the region of £30,000 per annum.

Vacant possession will be provided, and viewings can be arranged upon request.

CONTACT US



Nathan King
SENIOR PROPERTY CONSULTANT

E: nathan@cityandcounties.com

M: 07506966968

T: 020 8106 8666



Latif Acisu
PROPERTY CONSULTANT

E: latif@cityandcounties.com

M: 07588234318

T: 020 8106 8666



Unit 2, 2 Delacourt Road London SE3 8XA

T: 020 8106 8666 **E:** info@cityandcounties.com **Whatsapp:** 07523 863 026

www.cityandcounties.com

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