



21 Thrale Road, Furzedown, London, SW16 1NS

Investment/Development Opportunity

- **Unconditional offers of £950,000 for the Freehold Interest**
- Currently arranged as 2x Two Bedroom Flats let out on AST's (£24k pa), with a Class E Commercial unit on the ground floor (10k pa)(Potential conversion to residential STPP)
- Fantastic SW16 location with quick access to Streatham, Streatham Common and Tooting.

Description

The ground floor and basement are occupied by Aquarius Dry Cleaners (1,366sq ft). Five years remain on the lease (£10k pa.) and we understand that the tenant has previously requested to surrender their lease.

There is separate entrance to the right of the shop that provides access for the 2 x Two Bedroom units above.

- 21a is 714 sq ft & let at £14,400 pa, currently on a 2 month rolling AST contract
- 21b is 553 sq ft & let at £9,600 pa, currently on a 2 month rolling AST contract.



New Homes



Land
Agency



Commercial
Agency



Chartered
Surveyors

All Enquiries:

Freddie Darrell

Land Manager

frederick@pedderproperty.com

0208 702 9999

Price

Asking £950,000 for the freehold interest

VAT

We understand that VAT is not applicable.

Further Details

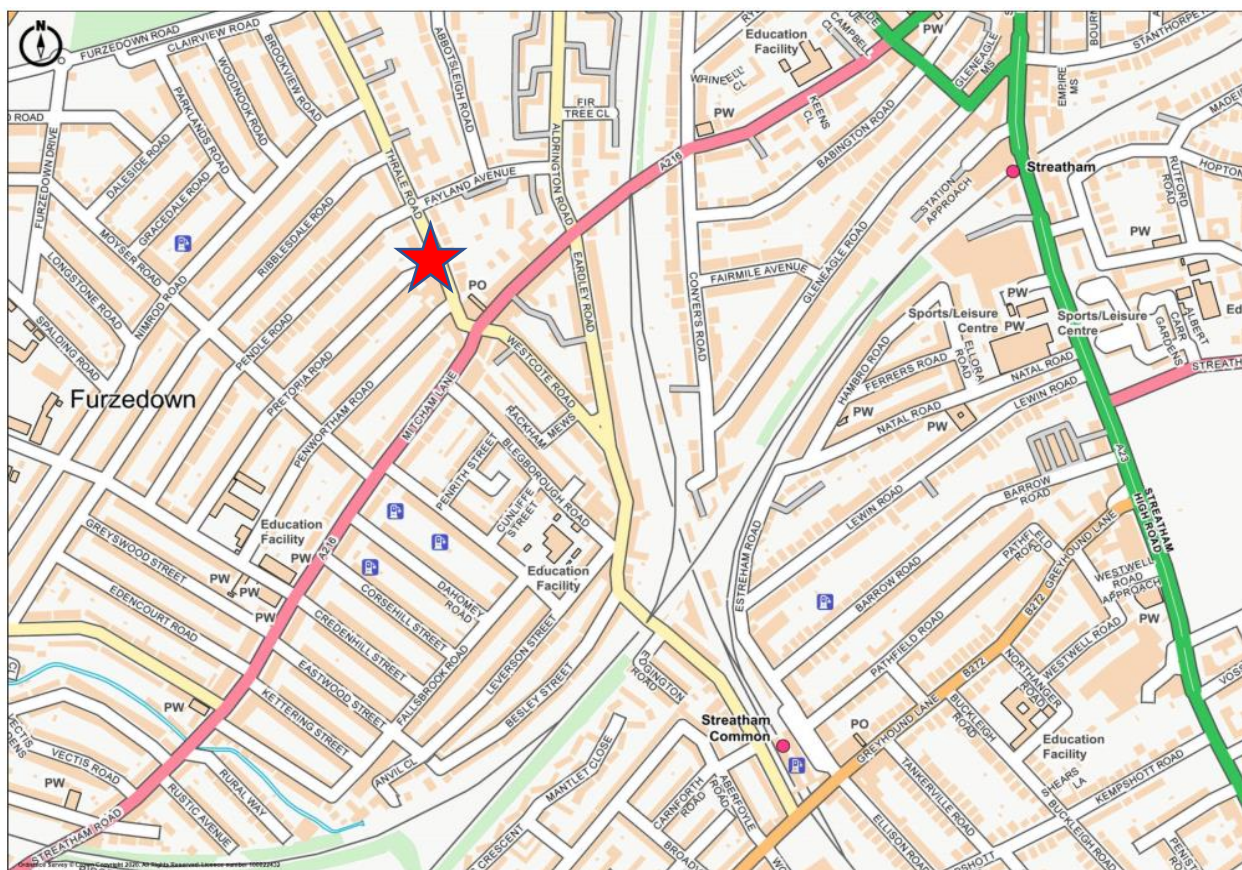
EPC's available upon request. Please email to request further information.

Access

Please contact Freddie to arrange access to the property.

Location

The premises is located towards the end of a tertiary parade of shops on Thrale Road in Furzedown. It is approximately 10/15 mins walk to Streatham Common/Streatham stations with great rail links into central London. There are multiple bus stops in the local area connecting to the surrounding areas.



Promap v2
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4



All Enquiries:

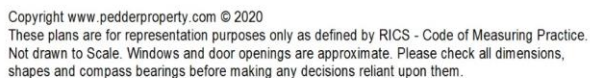
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Approximate Gross Internal Area
Cellar / Basement = 36.9 sq m / 397 sq ft
Ground Floor = 90.0 sq m / 969 sq ft
First Floor = 66.3 sq m / 714 sq ft
Second Floor = 51.4 sq m / 553 sq ft
Communal Storage = 9.3 sq m / 100 sq ft
WC / Shed = 3.2 sq m / 34 sq ft
Total = 257.1 sq m / 2767 sq ft





Misrepresentation Act

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