

# 122 Battersea

Park Road, London, England, SW11 4LY

MIXED USE  
INVESTMENT

Guide Price  
£1,300,000

W.





# Executive Summary



**PROPERTY TYPE**  
Shop and Uppers



**TOTAL CURRENT INCOME**  
£58,500



**SIZE**  
1,744 sqft



**COMMERCIAL / RESIDENTIAL**  
Both



**CLOSEST TRAIN STATION**  
Battersea Park Station  
(0.3 miles)



122 Battersea



## About 122 Battersea

Freehold mixed-use property in the London borough of Wandsworth, comprising a ground floor salon and six room HMO, two shower rooms and two WC on the upper floors. The rooms are all tenanted, let on standard AST's and generates a combined income of £58,500 per annum. All units were refurbished four years ago to a good standard. The commercial premises is currently owner occupied operating as a salon.

HMO measures - 119 sqm/1281 sqft (EPC)  
Shop – 43.1 sqm/464 sqft (VOA).

The commercial unit is classified Use Class E which allows for a variety of uses including retail, clinics, health centre, office, cafe and professional services such as financial and legal services.

The ground floor will be sold with vacant possession.

Ideally suited to owner occupiers and investors.





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122 Battersea

Battersea Power Station

Battersea Park Station

Tesco

122 Battersea







## Location

The property on Battersea Park Road is conveniently situated within minutes walk to Battersea Park Station, High street with their array of shops, eateries and super-markets including Tesco and Co-op, Battersea Park and Battersea Power station offering a wide selection of shops, bars, restaurants, leisure and sporting activities. Excellent bus links serve the City and West End.

### LOCAL AMENITY (CLOSEST)



Tesco (0.1 miles)

### TRAIN STATION (CLOSEST)



Battersea Park Station (0.3 miles)

## Further Information:

### TENANCIES:

The upper floor HMO units are fully tenanted, let on standard AST's and generates a combined income of £58,500 per annum.

The commercial unit is owner occupied with an ERV of £24,000 per annum.

Total potential income: £82,500 pa.

### VAT:

The site is not elected for VAT

### PROPOSAL:

Guide price £1,300,000

### VIEWINGS:

Available strictly by appointment only



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