



MIXED-USE FREEHOLD PROPERTY - DEVELOPMENT POTENTIAL (STPP)
FOR SALE OFFERS IN EXCESS OF £600,000
19 NORTH POLE ROAD, LONDON, W10 6QH

- Freehold with development potential (STPP)
- Mixed use property over 3 storeys
- Vacant possession
- Rear garden and forecourt

Location

The property is located at the western end of 19 North Pole Road adjacent to the Network Rail tracks on the Clapham Junction to Luton line. It is situated within a commercial-led parade of shops and is 0.9 miles north of Westfield shopping centre. Transport links are good with White City (Central line) and Latimer Road(Circle and Hammersmith & City line) Underground stations being located within 0.6 miles of the property.

Description

The subject property is a late Victorian three storey building of traditional nine-inch solid brick construction beneath a pitched London roof. The building has been extended to the rear with a single storey rear addition covering part of the former garden, and a limited first floor rear addition accommodating a shower/WC. It is currently arranged as a ground floor shop which is trading as a hairdresser, and a two-bed flat over first and second floors.

User

We believe the premises fall under Class E and C3 use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has the following EPC ratings: Retail C (67) & C(69) for the flat. Copies of the EPC's are available upon request

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Floor	Sq. M.	Sq. Ft.
Ground - Retail	513	47.6
First and second - Flat	739	68.6
Total	1,252	116.2

Tenure

Freehold with full vacant possession

Terms

Offer invited in excess of £600,000.

VAT

May be applicable at the prevailing rate.

Local Authority

Royal Borough of Kensington and Chelsea.

Legal

Each party to pay their own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors;

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TITLE NUMBER

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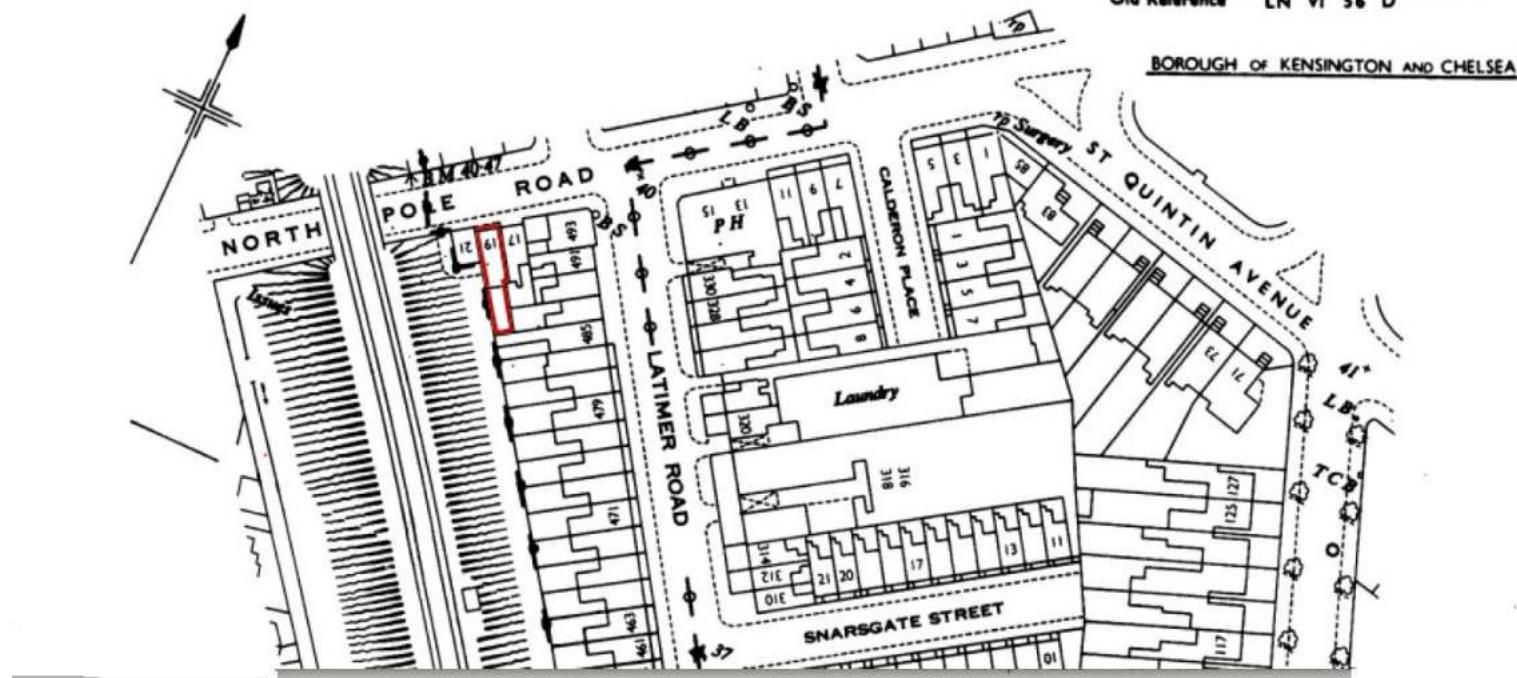
ORDNANCE SURVEY
PLAN REFERENCE

COUNTY **SHEET**

NATIONAL GRID SECTION

Scale: 1/1250

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