



COMMERCIAL TO RESIDENTIAL USE - OPPORTUNITY  
**OFFERS OVER £200,000 FREEHOLD**  
105 MITCHAM LANE STREATHAM LONDON SW16 6LY





- RETAIL UNIT WITH CHANGE OF USE TO 1 X 1B FLAT,
- MAISONETTE SOLD OFF ON LONG LEASE - GR £300 PA (RISING)
- VACANT POSSESSION OF GROUND FLOOR
- SUIT BUILDER / INVESTOR

### Location

A vibrant South London district in the London Borough of Wandsworth, offering strong community appeal, green spaces, schools, shops, and transport links.

Mitcham Lane is a busy thoroughfare connecting Streatham with Mitcham, well-served by buses and close to Streatham Common, Streatham, and Tooting railway stations, providing excellent access into Central London. The property is within 0.5–0.8 miles of three mainline stations: Streatham Common, Streatham, and Tooting, offering excellent rail access (~20–25 mins to Central London). A well served bus corridor runs along Mitcham Lane, connecting to local centres and major roadways like the A23 and M25 corridor.

The surrounding locality offers a strong mix of local shops, cafés, and amenities, with green open spaces such as Streatham Common and Tooting Bec Common nearby, enhancing the area's appeal for both residents and small business operators.

### Description

The subject property comprises a mid-terrace, mixed-use building, arranged over ground and two upper floors. The ground floor accommodates a vacant retail unit, while the upper floors comprise a self-contained, split-level maisonette, which has been sold off on a long lease.

The ground floor unit now benefits from prior approval for change of use from Class E (Commercial) to Class C3 (Residential), allowing for the creation of a 1-bedroom flat.

The area features a mix of uses including period residential housing (typically dating from the late 19th to early 20th century), converted flats, and scattered mixed-use buildings.

### User

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

### Local Authority

London Borough of Wandsworth

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Area	Sq M	Sq Ft
Retail Area (living/Kitchen)	30.78	331
Storage ( Walk in Wardrobe)	6.40	69
Storage, Kit. & WC (Bedroom / Bathroom)	26.64	287
Side Return (external area)	3.00	32
	66.82	719

### Tenure

Freehold subject to the existing lease of the upper maisonette. 125 years from 25th March 2014 with a ground rent of £300.00 per annum doubling every 20 years. Next Review 25/03/2034.

### Planning

PRIOR APPROVAL GIVEN for application nos. 2024/3755 dated 16 December 2024. Change of use to form a 1 x 1B flat under use class C3. Further detail can be obtained from L B Wandsworth Tel: 020 8871 6000 or [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)

### EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

### Service Charge

The purchaser shall be responsible for administering a service charge for the building and at present it has been on an ad hoc basis split between the 2 parts of the building.

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### 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

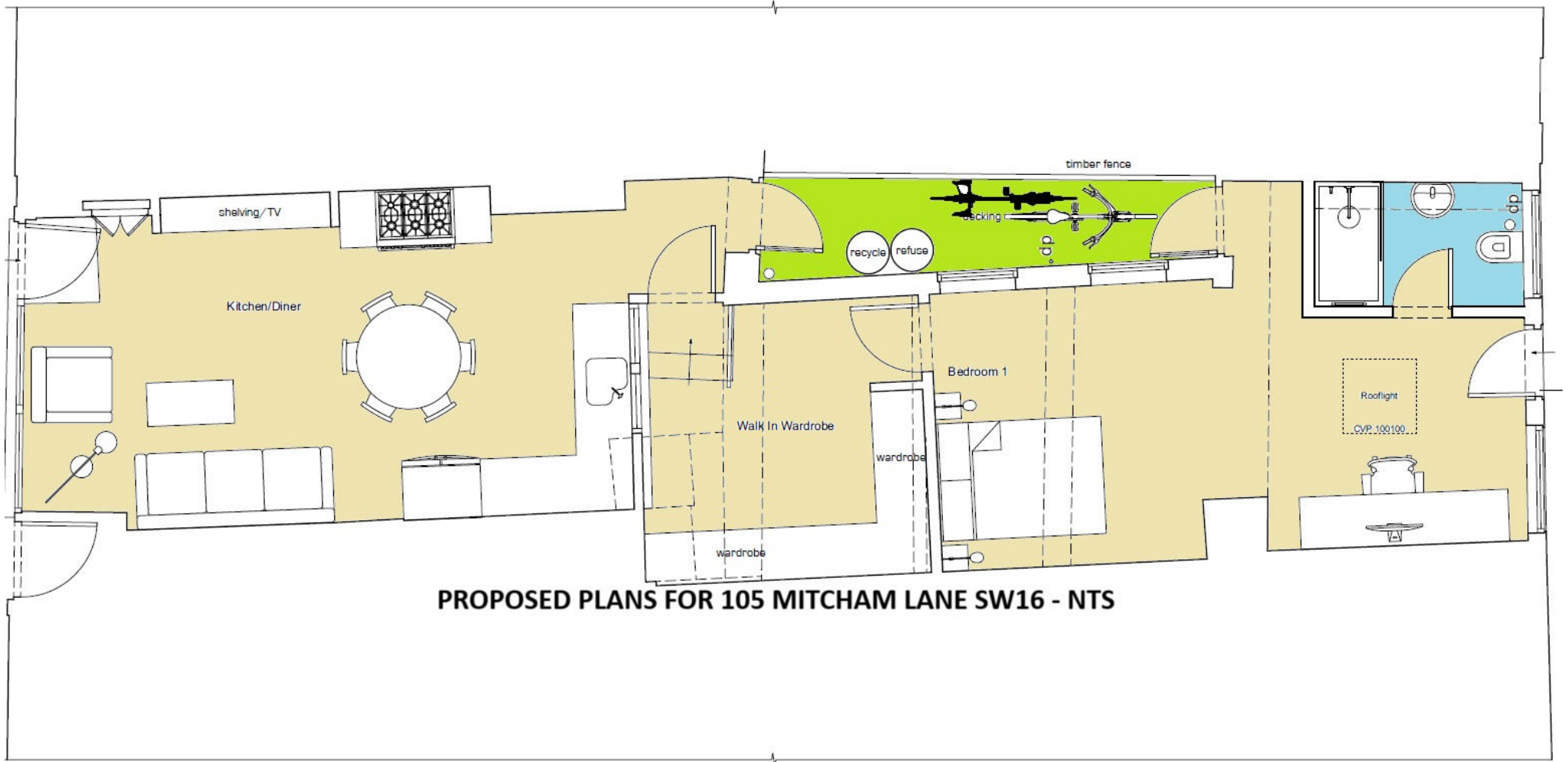
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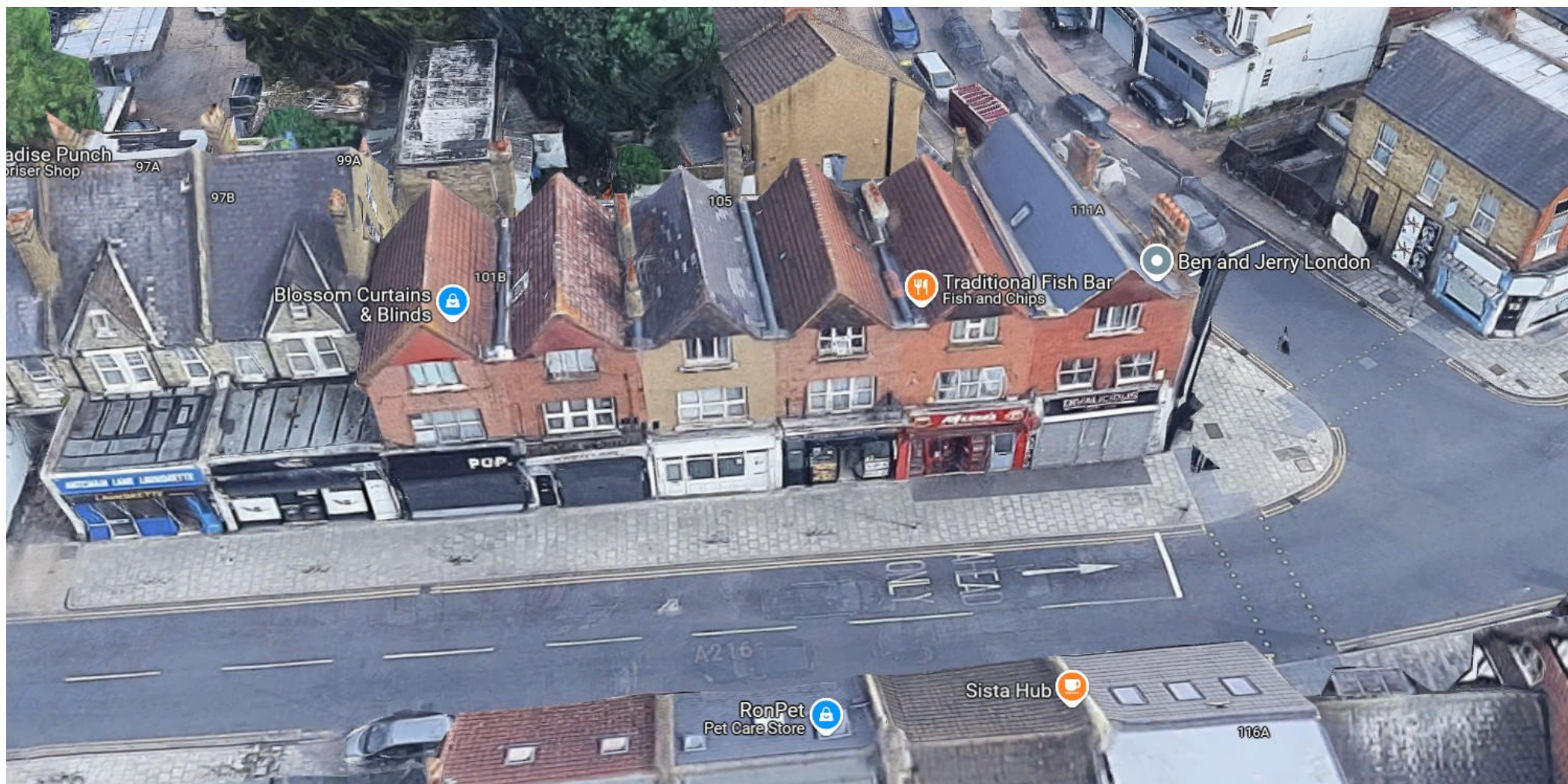


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### Viewing

By appointment only via sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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