FOR SALE

FREEHOLD CLASS E PROPERTY



whozoo.

WANDSWORTH

65 Queenstown Road, Battersea, London SW8 3RG

Price **£315,000**

Property Type	Size	Tenure
COMMERCIAL	965 SQFT	FREEHOLD

Borough	Planning Granted	Existing Use
WANDSWORTH	NO	CLASS E

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Tenanted

No

Local Train Stations

Queenstown Road (0.5 miles)
Wandsworth Road (0.5 miles)
Battersea Park (0.6 miles)

VAT Applicable

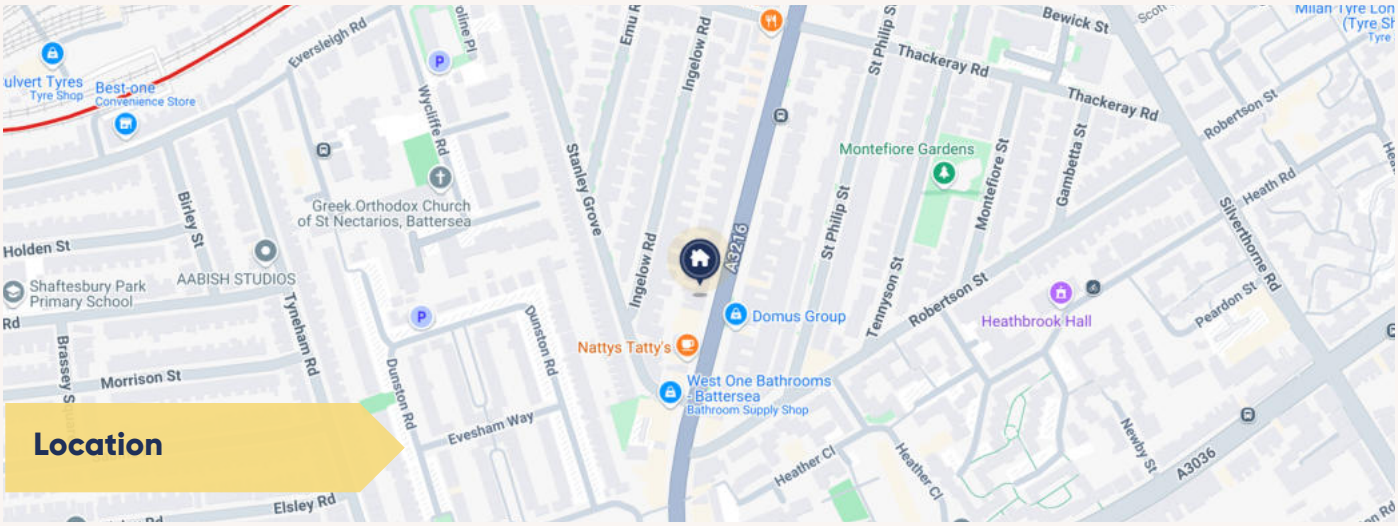
No

Rateable Value

£15,000

EPC

E





Property Overview - Freehold Class E property extending to 965 sq ft with multi-room ground floor accommodation. Vacant and cleared, suitable for owner-occupiers or investors, with an estimated rental value of £27,000 pa. Prominent roadside position. Upper parts held on long leaseholds producing a nominal ground rent.

Additional Information - The property provides flexible accommodation suited to medical, education, wellness, beauty, consultation, treatment, office or retail use (restaurants excluded). A small rear yard with storage is included. Offered with vacant possession, allowing immediate occupation or re-letting.

Location - Approximately 700 metres from Queenstown Road (Battersea) station with direct services to London Waterloo. Battersea Park station and local bus routes are nearby, within the established and regenerating Battersea and Nine Elms area.

FLOORPLAN

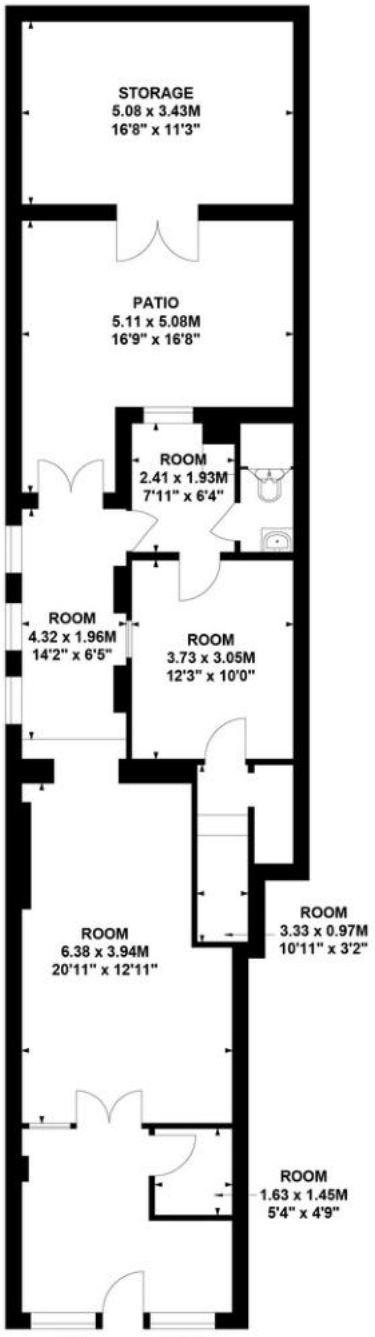
Queenstown Road, SW8

Approximate gross internal area

89.71 sq m / 965 sq ft

(Including Storage)

Storage : 17.41 sq m / 187 sq ft





Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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Commercial Property, Expertly Done

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- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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