FOR SALE

FREEHOLD MIXED-USE INVESTMENT



whozoo.

WANDSWORTH

168-170 Battersea Park Road, London SW11 4ND

Price **£675,000**

Property Type	Size	Tenure
RETAIL	2,081 SQFT	FREEHOLD

Borough	Planning Granted	Existing Use
WANDSWORTH	NO	USE CLASS E

www.whozoo.co.uk 0333 200 8330 info@whozoo.co.uk

Tenanted

Yes

Local Transport Links

Battersea Park (0.6 miles)
Queenstown Road (0.6 miles)
Cadogan Pier (0.7 miles)

VAT Applicable

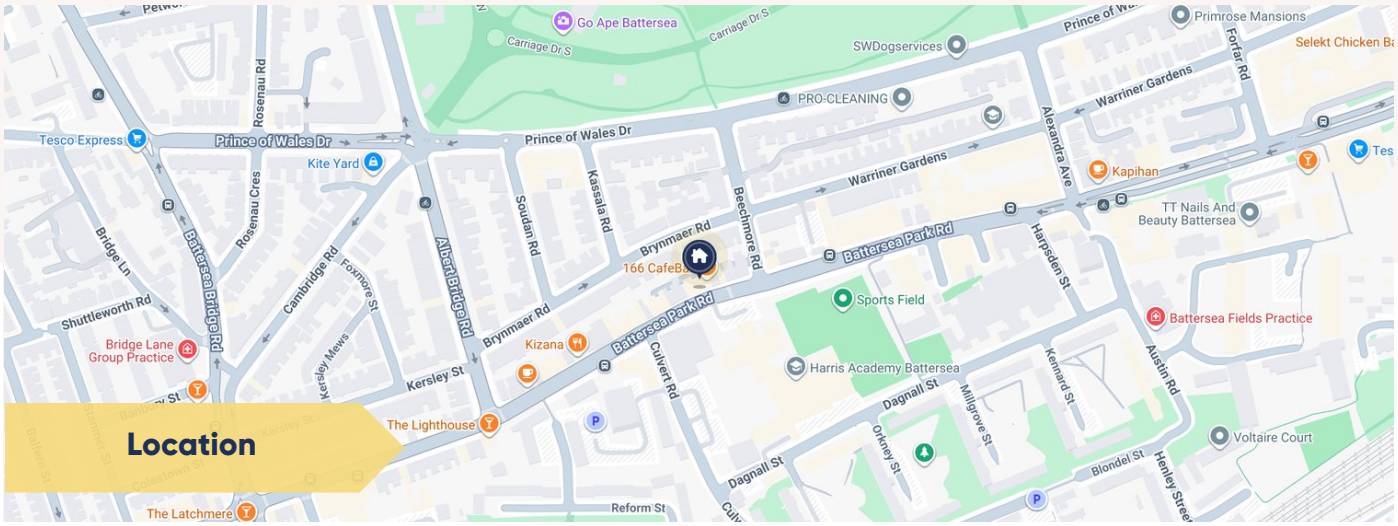
No

Rateable Value

£31,500

EPC

C







Additional Information

Freehold mixed-use investment comprising a double-fronted ground floor commercial premises (Class E) arranged as two units, together with upper parts sold off on long leases (5 flats), each with approximately 99 years unexpired. The commercial element is fully let, producing £56,500 per annum, with an additional £600 per annum from residential ground rents (£120 per unit). A straightforward, income-producing asset with future potential.

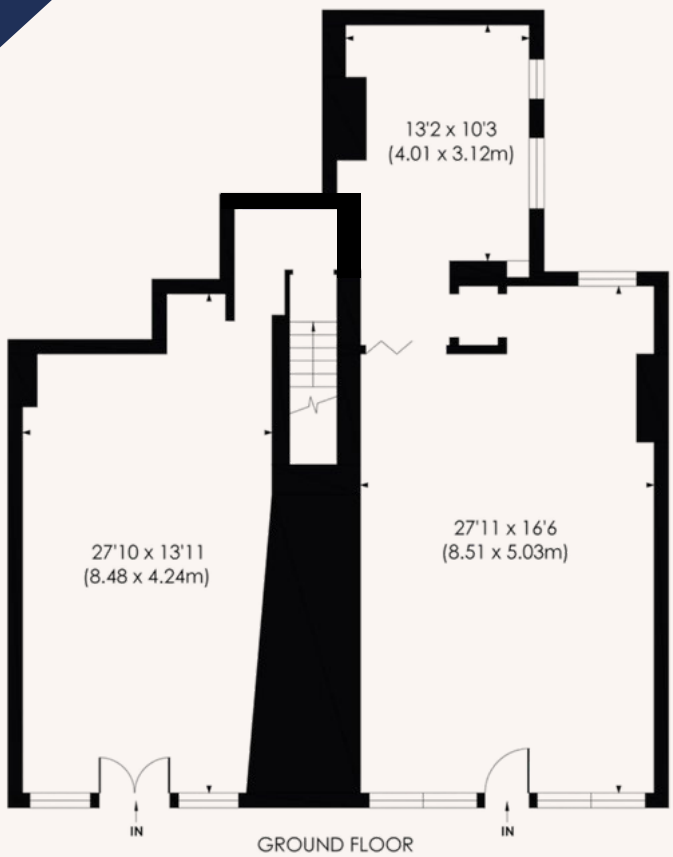
Prominently positioned on Battersea Park Road, the property benefits from strong footfall and excellent visibility, close to Battersea Park and the wider regeneration surrounding Battersea Power Station. Battersea Park and Queenstown Road stations are within walking distance, providing direct links to Victoria and Waterloo, with Clapham Junction nearby offering wider connectivity. The area is well served by local amenities and bus routes.

Opportunity
An attractive freehold investment in a sought-after London location, offering immediate income. The commercial leases were recently agreed (2025) and are contracted outside the Landlord & Tenant Act 1954, providing flexibility. Potential to grow income over time or reposition longer term, making this well suited to private investors seeking a secure, easy-to-manage asset.

Location
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FLOORPLANS

168 BATTERSEA PARK ROAD



GROUND FLOOR

985 Sq. ft/91.53 Sq. m



BASEMENT

1096 Sq. ft/101.84 Sq. m

FLOORPLANS

170 BATTERSEA PARK ROAD



GROUND FLOOR

985 Sq. ft/91.53 Sq. m



BASEMENT

1096 Sq. ft/101.84 Sq. m

ACCOMMODATION SCHEDULE

Unit	Tenant Use	Passing Rent (£pa)	Lease Term	Lease Start	Rent Review	Break Option	LTA 1954 Status
168	Juice Bar	22,000	8 years	Aug 2025	Every 4 years	Year 3	Outside
170	Beauty Clinic	34,500	10 years	Aug 2025	Every 4 years	Year 3	Outside



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- Any areas, measurements or distances are only approximate.
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