

GUIDE PRICE
£400,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
29th June 2021

BY ORDER OF
Receivers



13 Parkgate Road, London, SW11 4NL

Freehold retail and residential investment in a popular south west London suburb

Bid1.

Property Summary

- Freehold retail and residential investment
- Popular south west London suburb
- Situated just off Battersea Bridge Road
- Producing £22,400 per annum
- **On the instructions of James Liddiment and Paul Greenhalgh of Kroll Advisory Ltd acting as Joint Fixed Charge Receivers**

Location

Battersea is a popular suburb of south west London lying about 3 miles south west of central London. It can be accessed via the A3220 (Battersea Bridge Road), A3031 (Albert Bridge Road) and A3216 (Queenstown Road), which link with the A3 to the south and from there the M25 at junction 10. The area is well served by numerous bus routes as well as rail services from Battersea Park and Queenstown Road providing regular services in to London Victoria and London Waterloo.

Parkgate Road runs east from Battersea Bridge Road through to Battersea Park, which is just a few minutes walk away. The property lies on the north side of the road adjacent to the new Ransome's Wharf residential development.

Description

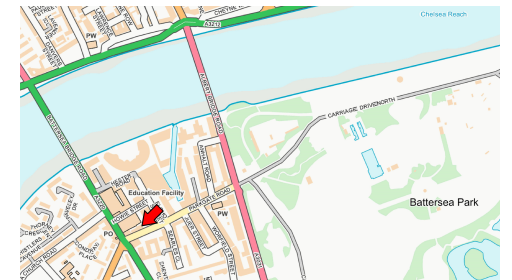
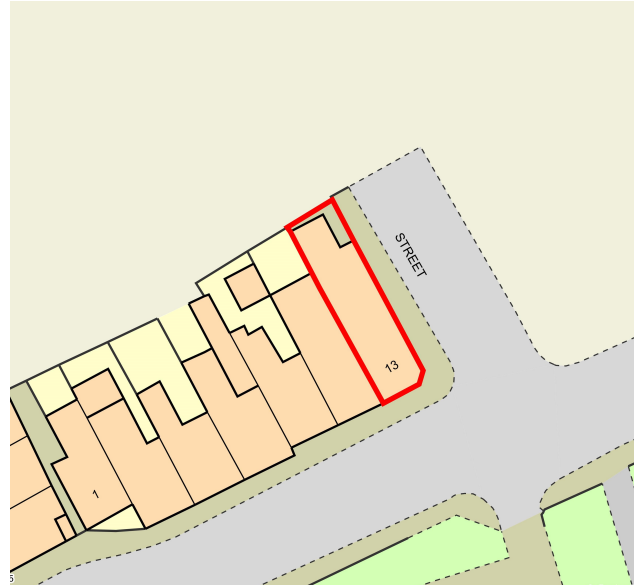
An end of terrace building of traditional construction beneath a flat roof. The building is arranged as a ground floor retail unit, currently trading as a coffee shop. At first floor level there is a three bedroom flat that has its own entrance from Radstock Street. The property may offer potential for further development, subject to obtaining the necessary consents (refer to the 'Planning' section).

EPC

Please refer to the legal pack

Tenure

Freehold



Planning

The property previously had planning consent dated 21st February 2014 for the construction of a mansard style roof extension to provide an additional floor of residential accommodation and a part single/part two storey rear extension, which includes a rear roof terrace at first floor level in connection with the provision of 3 x one bedroom self-contained flats. The existing ground floor retail unit would be retained, though its size would be slightly reduced (Ref: 2013/2168). This planning permission has now lapsed and prospective purchasers are advised to make their own enquiries of the local planning authority - Wandsworth Borough Council (020 8871 7620) www.wandsworth.gov.uk

VAT

Please refer to the legal pack

Address	Floor	Accommodation	Tenancy	Rent per annum
13	Ground	Retail 60.10 sq m (647 sq ft)	Let for a term expiring 01/11/2023 (1)	£12,000
13a	First	Three bedroom flat	Let on a Residential Lease Agreement from 28/11/2020 until 28/07/2027	£10,200
TOTAL				£22,400

(1) There is a mutual break clause on 01/11/2021 subject to 60 days notice being served on 01/09/2021. The auctioneers have not inspected the first floor flat internally or measured the property. All floor areas have been obtained from www.tax.service.gov.uk

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