

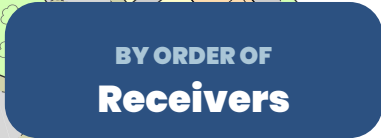
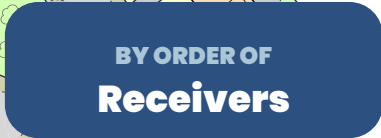
GUIDE PRICE £1,450,000	BIDDING DEPOSIT £20,000	DIGITAL AUCTION DATE 27th April 2021
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BY ORDER OF
Receivers



Units A-E, 472 Wandsworth Road & 1 St Rule Street, London, SW8 3EH

Freehold industrial/workshop investment with lapsed planning consent for a mixed commercial and residential development on part of the site

Bid1.

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Property Summary

- Freehold industrial/workshop investment
- Lapsed planning consent for a mixed commercial and residential development
- Popular south west London suburb
- Producing £69,600 per annum
- **On the instructions of James Liddiment and Paul Greenhalgh of Duff and Phelps acting as Joint Fixed Charge Receivers**

Location

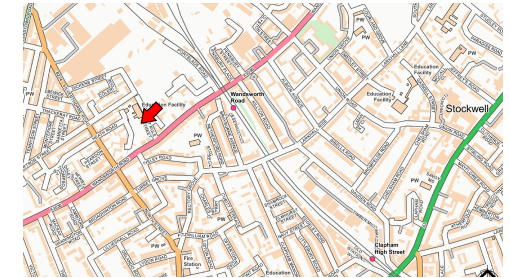
Clapham Town lies about 3 miles south west of central London and can be accessed via the A3126 and A3036 (Wandsworth Road). The area is well served by numerous bus routes as well as overland rail services from nearby Queenstown Road and Wandsworth Road stations, both of which are within a short walking distance. St Rule Street runs north from Wandsworth Road adjacent to a Texaco petrol filling station with the properties lying on its west side next to Heathbrook Primary School and close to Heathbrook Park.

Description

A terrace of industrial units of brick and blockwork construction with metal sheet cladding beneath a flat roof. The front terrace is arranged as three units with access via the side to a further rear unit with yard area. There is also a single storey unit to the rear that is understood to comprise a one bedroom residential unit but the auctioneers have been unable to inspect this unit internally. The site area is approximately 0.08 hectares (0.20 acres). Planning permission was granted on 25/05/2017 for the demolition of the existing buildings fronting St Rule Street and the erection of a part four/part five storey building to provide office accommodation and eight self contained flats (Planning ref: 16/06958/FUL).

Tenure

Freehold



VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Local Authority

Lambeth Borough Council
020 7926 1180
www.lambeth.gov.uk

Address	Floor	Accommodation	Size	Tenancy	RentPA
Units A/B, 472 Wandsworth Road	Ground	Industrial/workshop	231.38 sq m (2,490 sq ft)	No formal agreement in place (refer to legal pack)	£18,000
Unit C, 472 Wandsworth Road	Ground	Industrial/workshop	91.69 sq m (987 sq ft)	12 months' license from 15/06/2020	£21,600
Units D/E, 472 Wandsworth Road	Ground	Hot food takeaway	51.15 sq m (550 sq ft)	No formal agreement in place (refer to legal pack)	
1 St Rule Street	Ground	Industrial/workshop Yard	129.87 sq m (1,397 sq ft)	12 months' license from 01/10/2018	£30,000
Rear of 472 Wandsworth Road	Ground	Residential	Not inspected		
Site area			0.08 hectares (0.20 acres)		

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