



**14 - 16 HIGH STREET  
COLLIERS WOOD, LONDON SW19**

***Guide Price £3,000,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8545 0591**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[developments@csj.eu.com](mailto:developments@csj.eu.com)**





## DESCRIPTION

A detached property with ground floor & basement unit previously used as A1 and two floors above comprising 1 x one bedroom and 1 x two bedroom flats

To the rear is a detached B8 warehouse unit of approximately 270 sq m

Overall site area is approximately 650 sq m

The property is subject to a short term lease expiring on 16th June 2023

The passing rent is below market value at £38,500 per annum

## LOCATION

The property is situated along the A24 on the Wandsworth border of Colliers Wood

Colliers Wood is located in the London Borough of Merton, approximately 12.8 km (8 miles) south of Central London, 2 miles east of Wimbledon and approximately 2 miles south of Balham.

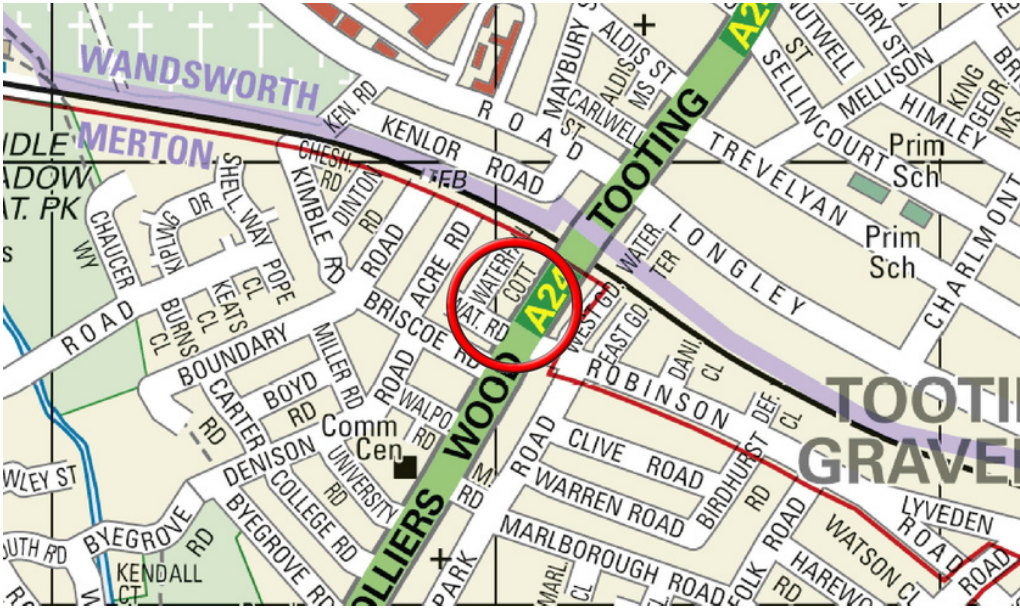
Colliers Wood is a densely populated south-west London suburb, popular with both City workers and families. Communications are excellent with Central London being within easy reach by London Underground (Colliers Wood, Northern Line), road (30 minutes) and over-ground rail with Tooting Railway Station 30 minutes to London Waterloo / London Kings Cross.

Colliers Wood has and continues to benefit from significant regeneration, which includes a new town square being generated to complement the redevelopment of Colliers Wood Tower to residential units. The area has become synonymous with new residential and retail developments driven by its close proximity to London

## VIEWING

Contact sole agents Christopher St James 020 8545 0591





## PLANNING

London Borough of Merton granted planning on part of the site for 8 x Apartments with commercial space at ground floor (Ref: 15/P4714 ) which has not been implemented

It is felt a larger scheme is possible across the whole site subject to the relevant consents.

Neighbouring Applications / Developments:

Unit 4, Waterfall Cottages (Adjoining site): Planning was granted for demolition of existing buildings and erection of a 3 storey building providing office space at ground floor with 10 x flats above (Ref 18/P0882), This development is now close to completion

Interested parties can obtain full site history by using the local authorities planning portal or by contacting

Merton Council, Civic Centre, London Road, Morden SM4 5DX

Tel: 020 8545 3777 - [planning@merton.gov.uk](mailto:planning@merton.gov.uk)

## TERMS

Offers are invited on both an unconditional and subject to planning basis

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## THE SMALL PRINT

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