



57 QUEENSTOWN ROAD, WANDSWORTH,
LONDON, SW8 3RG

Guide Price £170,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold income producing investment opportunity comprising ground floor commercial space circa 250 sq ft with flats above all sold off on long leases.

Location

The subject property is situated with a prominent frontage to Queenstown Road, Battersea.

Battersea is a sought after and prosperous London suburb situated just to the south of the River Thames. The area benefits from excellent transport links with numerous Overground and Underground railway stations, including Clapham Junction to the west. Queenstown Road and Battersea Bridge Road (A3220) both lead north over the River Thames.

The property is situated on the west side of Queenstown Road, close to the junction with Stanley Grove, some 1/2 mile south of Queenstown Road mainline station. Occupiers close by include a variety of local traders, bars and restaurants.

Tenancies

Occupied by a high end nail bar

6 year lease from 6th August 2021 expiring 5th August 2027

No break clauses

Passing rent £12,500

Viewing

Internal inspection is strictly by appointment only via sole agents

Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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