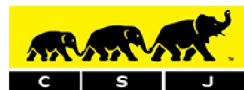




48 HIGH STREET, COLLIERS WOOD,  
LONDON, SW19 2BY

*Guide Price £250,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

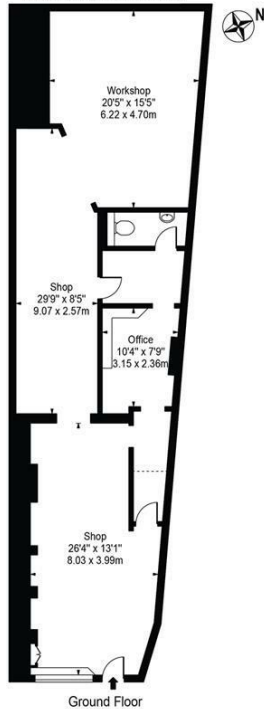
Residential / Commercial / Land & Development

020 8296 1273

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

[info@csj.eu.com](mailto:info@csj.eu.com)

High Street,  
Colliers Wood, SW19  
Approx. Total Internal Area 1076 Sq Ft - 99.96 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1059 Sq Ft - 98.38 Sq M  
(Excluding Restricted Height Area)



Ground Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

Calling Investors & Owner occupiers -

Vacant 1,076 Sq ft Ground floor commercial unit available for sale with the benefit of the freehold (Flat above sold off on long lease)

The current planning use is E class with alternative uses possible subject to the relevant consents

There is no rear access and no allocated parking available, future occupants would need to apply for a business parking permit.

The first floor flat which has been sold off on a long lease 199 years from 30th March 2007 has a peppercorn ground rent and is responsible to pay 2 thirds of the insurance.

## Location

The subject property is located on High Street, Colliers Wood (A24) within a few minutes walk from Colliers Wood Underground Station (Northern Line).

## Terms

Guide Price £250,000 Freehold

## Viewings

Contact sole agents

Christopher St James 020 8296 1270



## 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.

## Christopher St James

61 High Street  
Colliers Wood  
London  
SW19 2JF



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