



**238 BALHAM HIGH ROAD, BALHAM,
LONDON, SW17 7AW**

Offers In Excess Of £1,000,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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BALHAM HIGH ROAD, SW17

Approx. gross internal area 1315 Sq. Ft. / 122.2 Sq. M.

Approx. gross internal area 1404 Sq. Ft. / 130.4 Sq. M. Inc. Restricted Height



Residential floor plan (Commercial floorplan to follow)



Description

Calling investors, owner occupiers and developers

Existing ground floor A5 / Sui Generis unit with four bedroom 3 storey flat above

Tenancies

Ground floor: Let on a 15 yr FRI lease inside L&T expiring May 2026 with 5 yr rent reviews -Passing rent £22,000

Uppers: Let on an AST (holding over) with a passing rent of £31,200

There is an advertising boarding on the side of the property however we understand this contract ended some years back and has not been renewed.

Planning

Use Class A5 / Sui Generis and C3 Residential

Planning was granted by Wandsworth Borough Council in 2017 (not implemented) ref: 2017/3527 for...

alterations including two-storey extension above rear addition and conversion of property to 1 x 1 bedroom flat and 1 x 2 bedroom flats.

Terms

Guide Price £1,000,000

Viewings

Strictly by appointment only

Contact sole agents Christopher St James 020 8545 0591

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.
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