



**REAR OF 7 WALPOLE ROAD, COLLIERS
WOOD, LONDON, SW19 2BZ**

Guide Price £450,000 Freehold



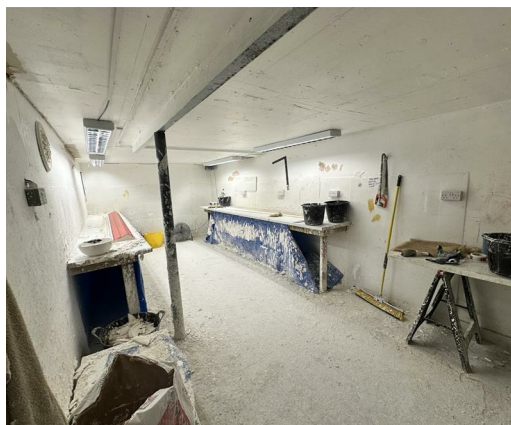
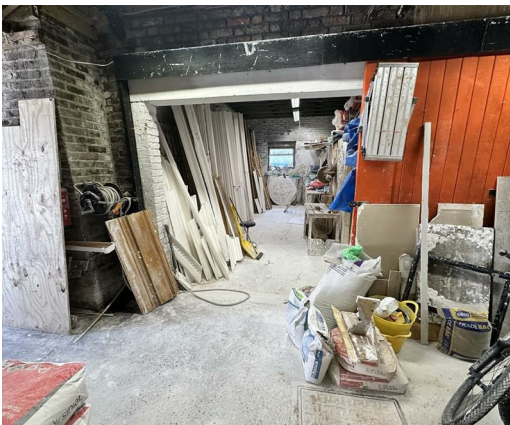
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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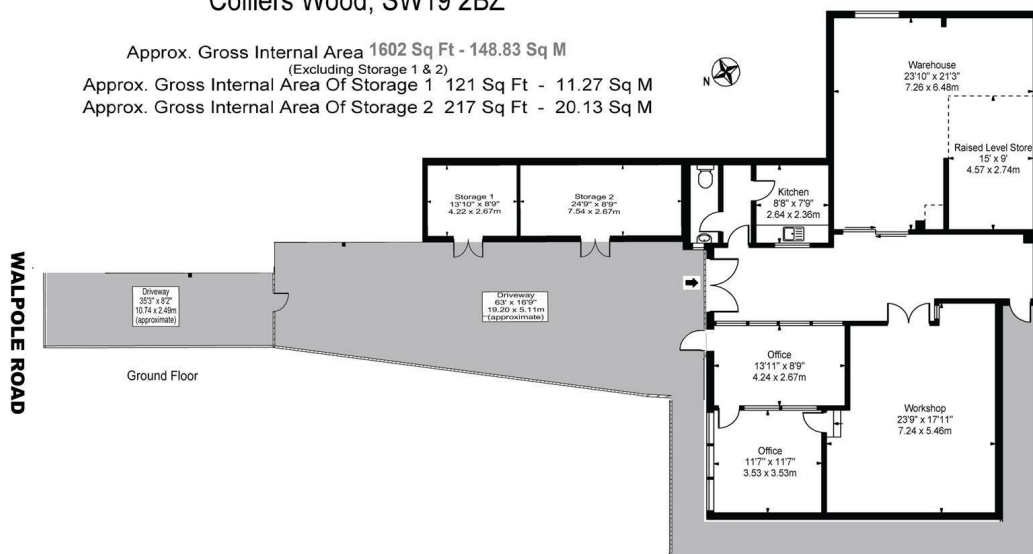
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Walpole Road,
Colliers Wood, SW19 2BZ

Approx. Gross Internal Area 1602 Sq Ft - 148.83 Sq M
(Excluding Storage 1 & 2)
Approx. Gross Internal Area Of Storage 1 121 Sq Ft - 11.27 Sq M
Approx. Gross Internal Area Of Storage 2 217 Sq Ft - 20.13 Sq M



Full Description

Freehold industrial unit featuring additional secure lock-up storage and a hard-standing yard.

Access to the property is provided via a shared carriageway beneath the building, used by the two adjoining residential units, leading into the yard. The initial section of the yard is also shared, with the remainder offering private use exclusively for this unit.

This unit is available as part of a larger opportunity, which also includes a three-bedroom duplex flat and a one/two-bedroom mews cottage. All elements can be viewed together and included within purchase negotiations.

Tenancies

Residential & storage units: Vacant possession

Industrial unit: Let on a 5 year lease expiring July 2029 with a passing rent of £18,000 per annum - Vacant possession can be obtained by providing 3 month notice

Location

The property is located on Walpole Road which can be found just off the A24 Colliers Wood High Street just a short walk from Colliers Wood underground station on the Northern Line. The centre of Wimbledon is within 10 minutes and the A3 (m) is easily accessible offering routes out of London

Terms

Unconditional offers only are invited

Guide Price £450,000

Planning

Subject to the relevant consents it is felt that extension / conversion / reconfiguration is possible including new build options increasing the residential density

Viewing

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.
- 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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