

DEVELOPMENT FOR SALE

Rear of 442-446 Streatham High Road
Streatham
London
SW16 3PX

3,590 sq. ft.
(333.50 sq. m.)



LOCATION

The property is located to the rear of three prominent shop units on Streatham High Road (A23), overlooking Streatham Common.

Streatham train station is less than a 10 minute walk from the property and provides easy access to London Bridge and East Croydon and Thameslink services.

Bus stop for numerous routes outside of property.

DESCRIPTION

The subject property currently comprises office and storage accommodation arranged over ground and first floors.

The three retail units to the front of the property comprise ground floor and basement areas and are available to rent separately or combined. Further details on request.

PLANNING

Planning granted for Demolition of existing ground floor rear additions and erection of a two storey ground floor rear extensions to provide 2x 1-bed and 2x 3-bed residential units together with the provision of shared amenity space, cycle and recycle storage. (Application number 25/01233/FUL refers).

In addition to the accommodation schedule, this development will provide for 8 bike parking spaces and 2 x 660 litre bin storage to be shared between the flats.

Each flat and room within meet or exceed the minimum requirements set in the London Housing Design Guide. Also, each flat has its own garden. Flat A & D have balconies. This amenity space is also in excess of the minimum requirements.

ACCOMMODATION

FLAT A – 3 bed, 4 people	1,039 sq. ft. (96.50 sq. m.)
FLAT B – 1 bed, 1 person	469 sq. ft. (43.60 sq. m.)
FLAT C – 1 bed, 1 person	463 sq. ft. (43.00 sq. m.)
FLAT D – 3 bed, 4 people	830 sq. ft. (77.10 sq. m.)
Total Amenity space	789 sq. ft. (73.30 sq. m.)

TOTAL 3,590 sq. ft. (333.50 sq. m.)

AMENITIES

- Easy access to A23
- Planning already granted
- Good letting location
- Ideal development / investment opportunity
- Good public transport links

TERMS

Freehold with vacant possession of the rear properties.

VAT

The property is not elected for VAT.

EPC

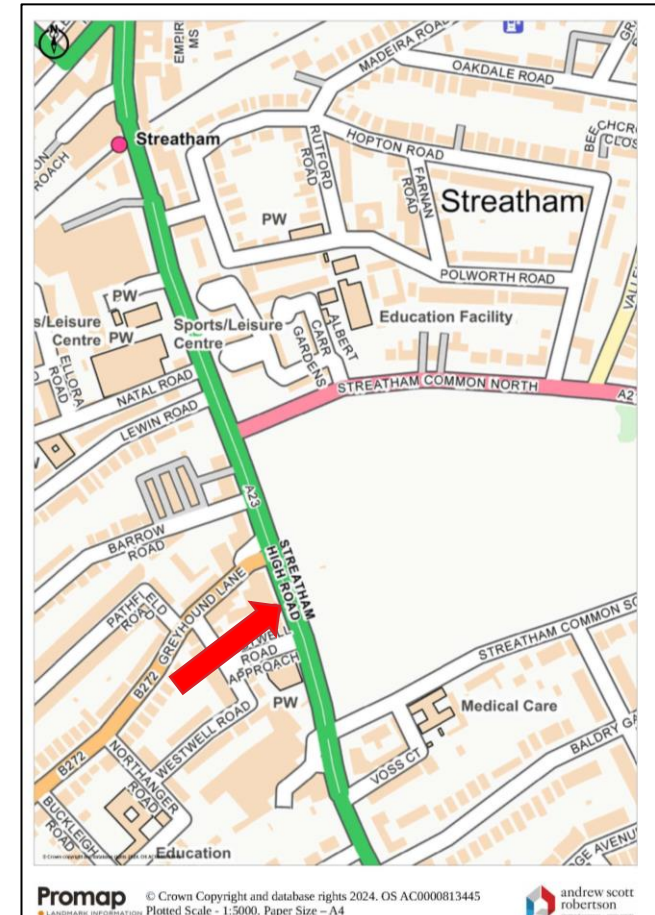
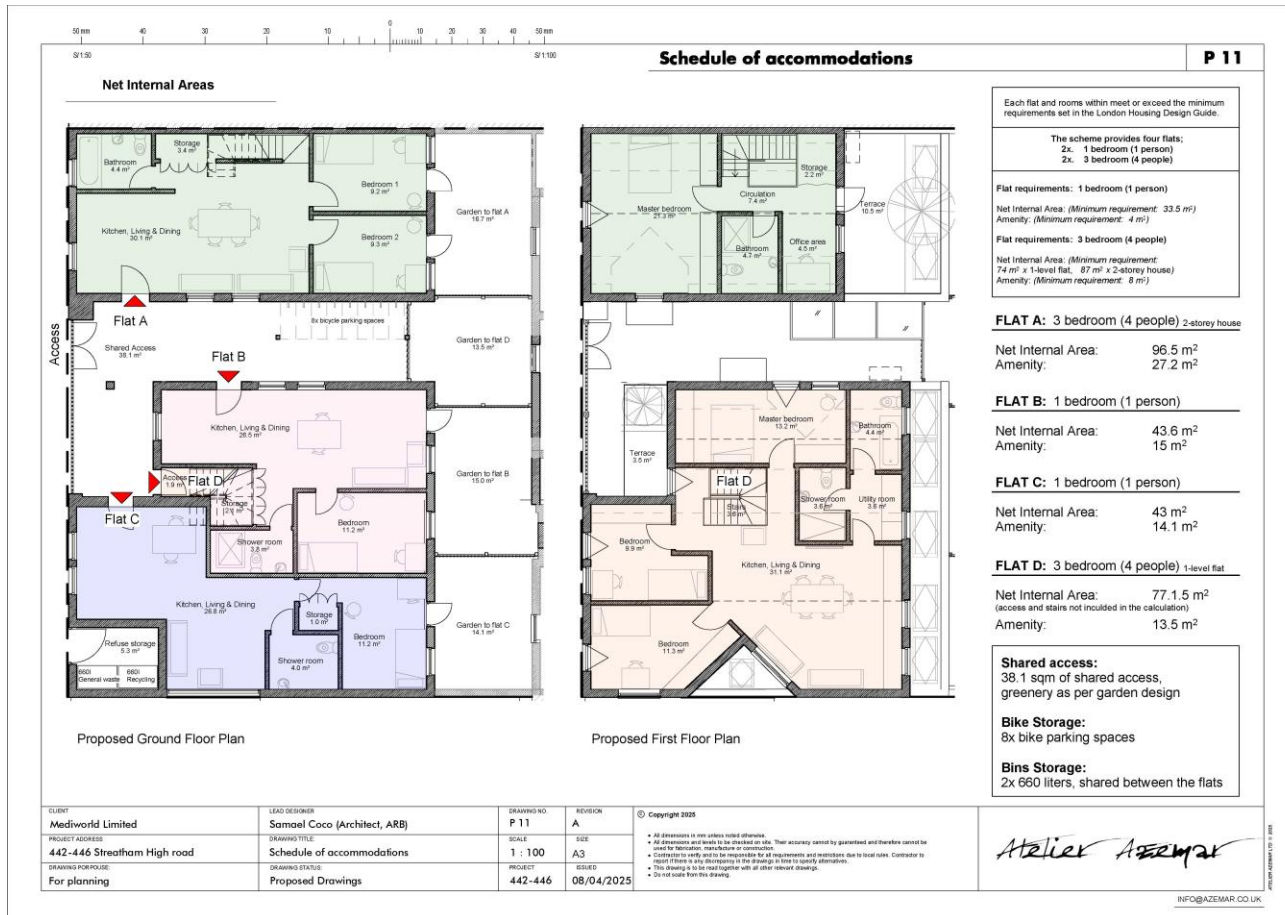
Band D (94). Expires 28 March 2034.

DEVELOPMENT FOR SALE

Rear of 442-446 Streatham High Road
Streatham
London
SW16 3PX

Price: £690,000

Strictly by appointment via Sole Agent:
Andrew Scott Robertson
Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk



DEVELOPMENT FOR SALE

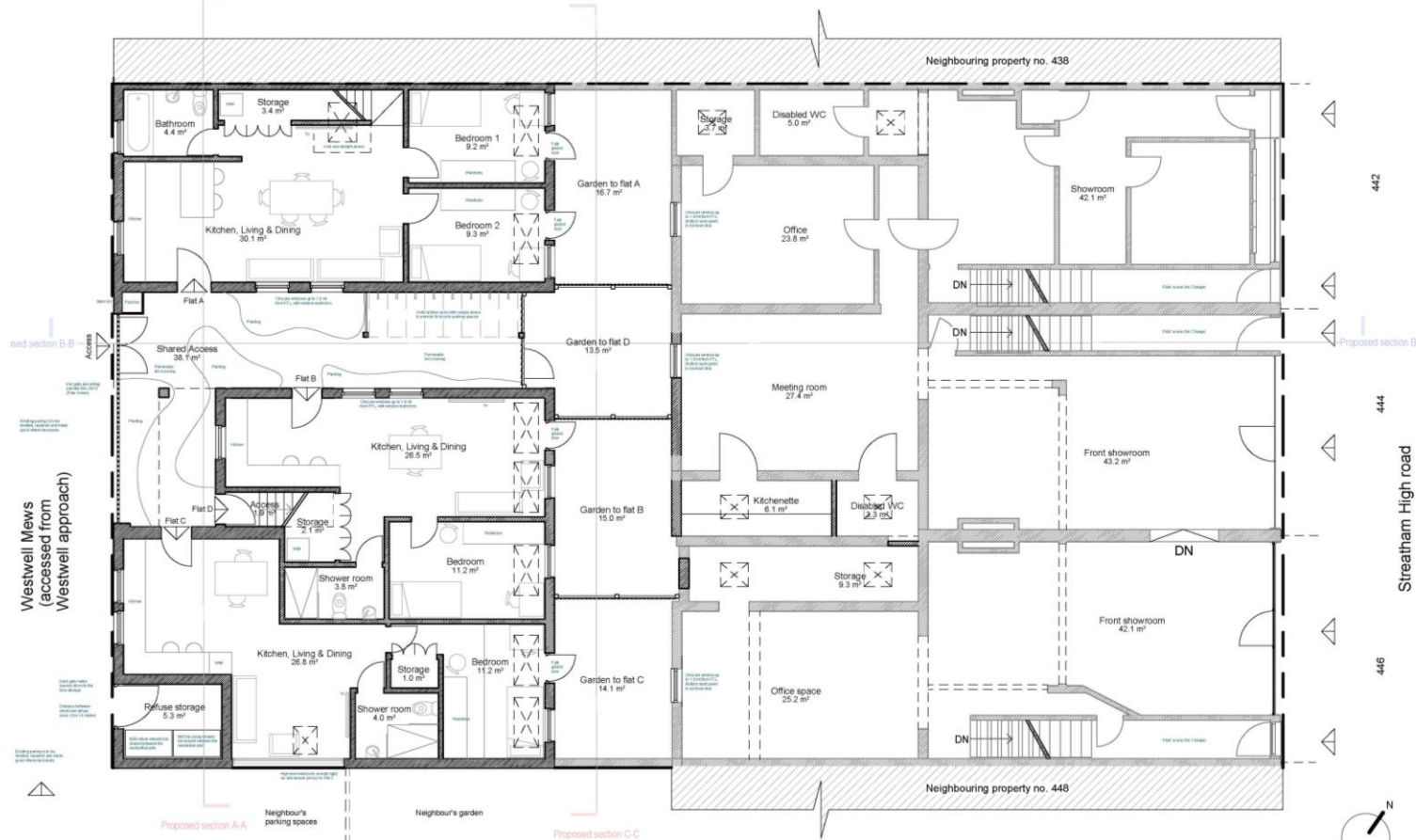
Rear of 442-446 Streatham High Road
Streatham
London
SW16 3PX

Price: £690,000

Strictly by appointment via Sole Agent:
Andrew Scott Robertson
Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



DEVELOPMENT FOR SALE

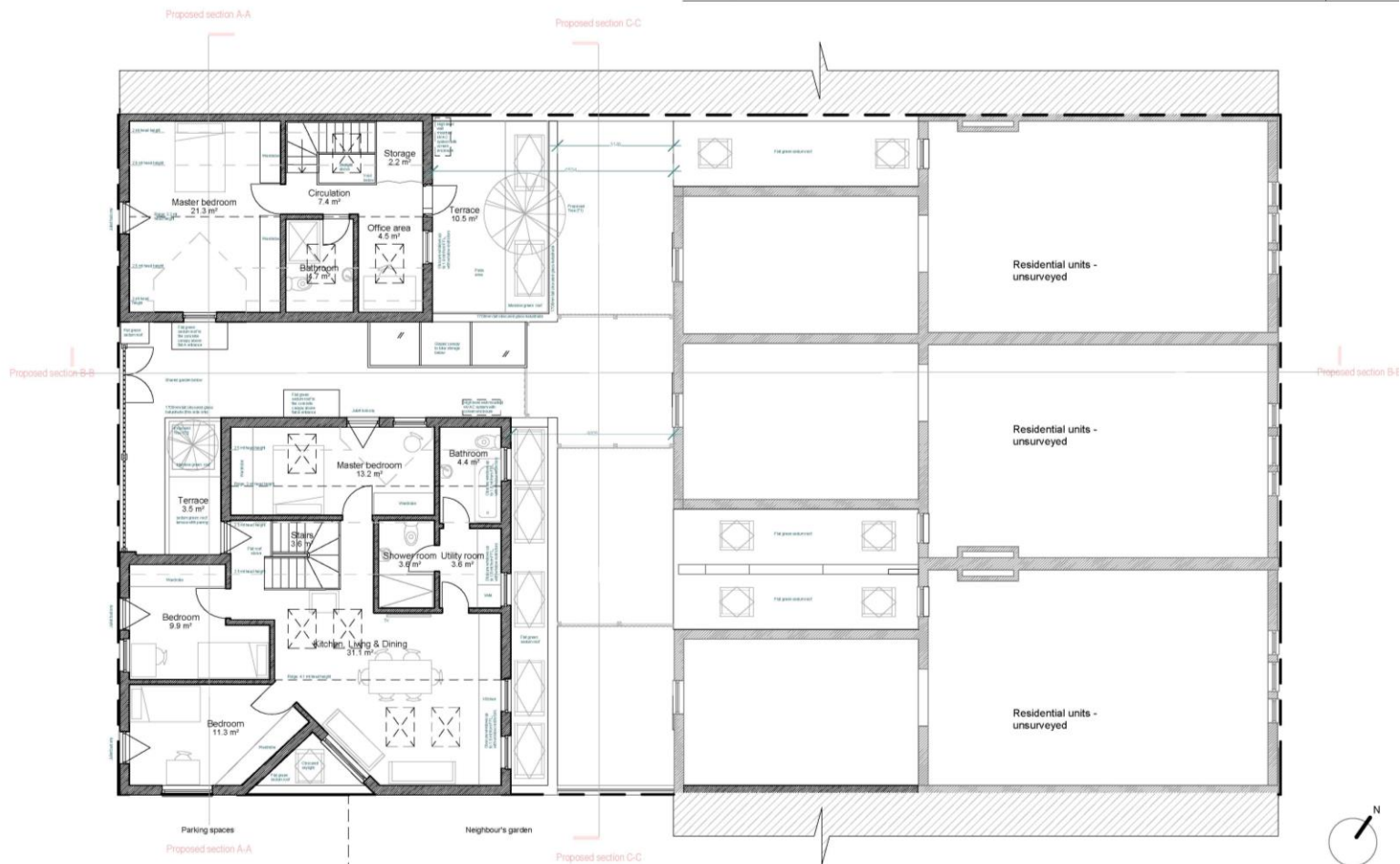
Rear of 442-446 Streatham High Road
Streatham
London
SW16 3PX

Price: £690,000

Strictly by appointment via Sole Agent:
Andrew Scott Robertson
Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**
Email: **commercial@as-r.co.uk**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of Andrew Scott Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



DEVELOPMENT FOR SALE

Rear of 442-446 Streatham High Road
Streatham
London
SW16 3PX

Price: £690,000

Strictly by appointment via Sole Agent:
Andrew Scott Robertson
Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property