

London SW11 - 80 Battersea Rise, Wandsworth SW11 1EH  
Freehold Vacant Retail & Residential Investment with Development Potential



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



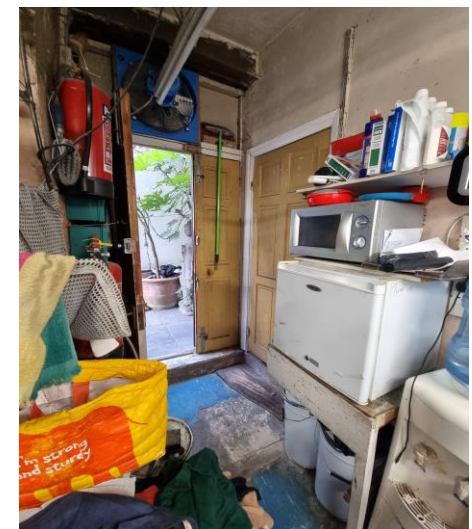
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### Investment Consideration:

- Purchase Price: £1,300,000
- Vacant possession
- ERV: £66,000 p.a. GIY: 5.08%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop (Class E) and self-contained 3-bed flat above
- Shop is currently operating as Dry Cleaners
- In same ownership for 45 years
- Located on busy Battersea Rise (A3) within short walk to Clapham Junction Station
- Occupiers nearby includes, pharmacy, bars, restaurants/takeaway, bookmakers and more.



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### Property Description:

An end-of-terrace three storey building comprising ground floor shop and 3-bedroom self-contained flat at first/second floor, providing the following accommodation and dimensions:

Retail Shop: 65 sq m (700 sq ft)

Reception, Open plan retail, Kitchenette, WC

Residential Flat: 109 sq m (1,197 sq ft)

First Floor: Landing, Open Plan Kitchen, Living Room, Bathroom

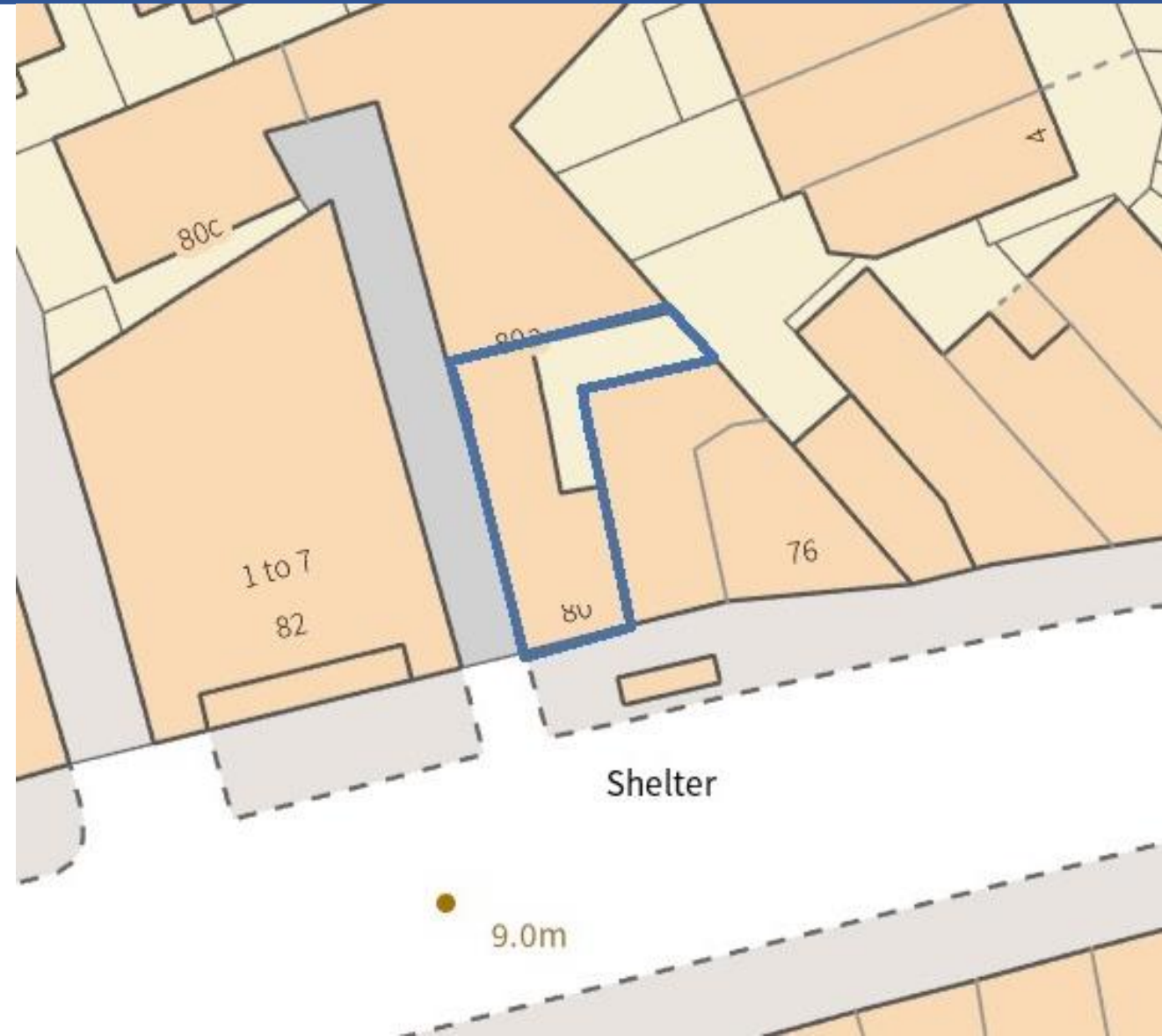
Second Floor: Master Bedroom, Double Bedroom, Single Bedroom

**Total NIA: 164 sq m (1,797 sq ft)**

### Tenancy:

The entire property is at present vacant. Total ERV: £66,000 p.a.

Retail shop ERV: £36,000 p.a. Residential flat ERV: £30,000 p.a.



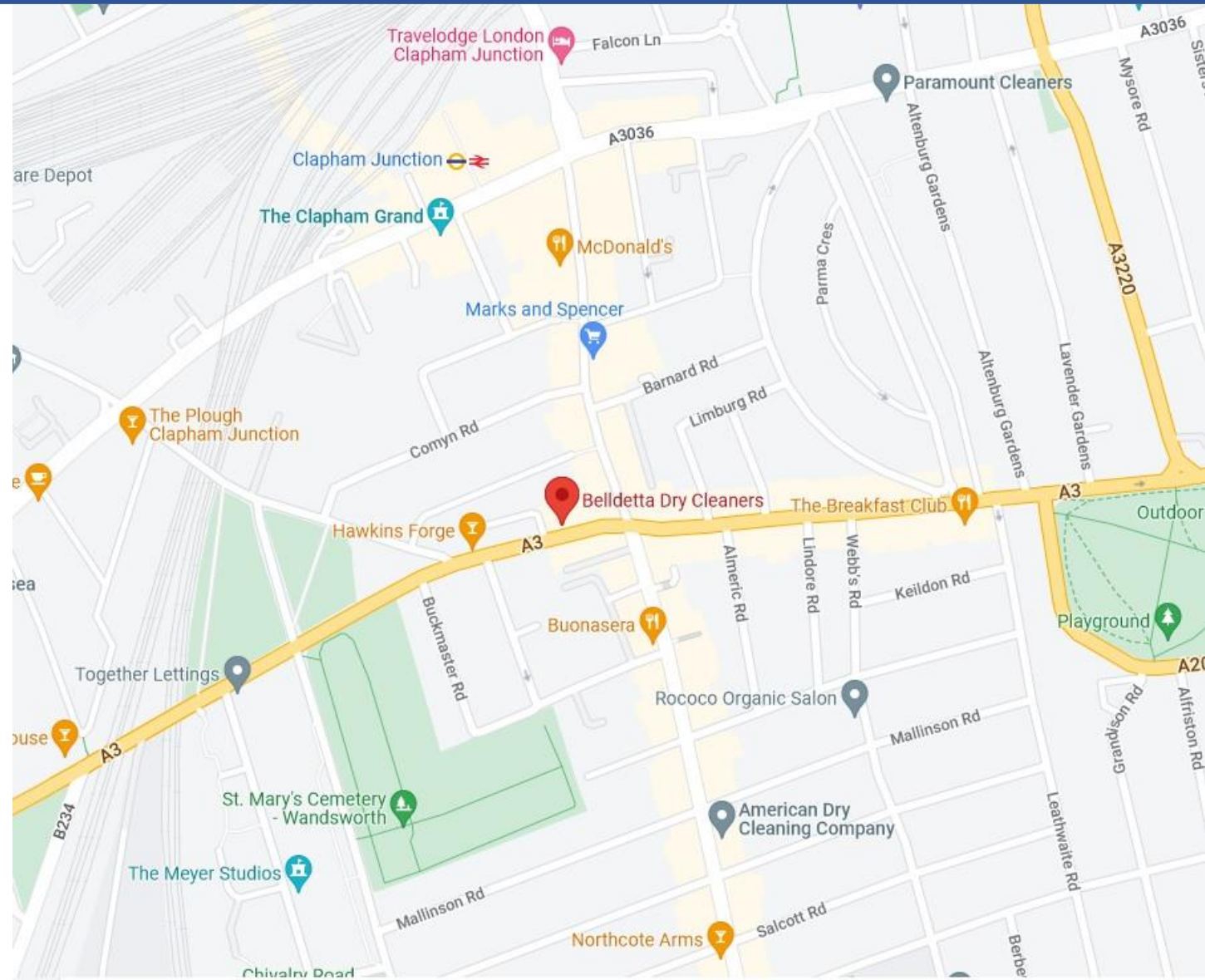
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### Location:

The property is centrally located on Battersea Rise, next to the famous Northcote Road, seconds from a fantastic selection of shops, restaurants and bars. Clapham Junction Station is a short walk away, providing direct links to Victoria and Waterloo Stations, along with great bus transport links to number of famous London destinations. Occupiers nearby includes restaurants/takeaway, pharmacy, bars, bookmakers and many more.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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