

# Freehold For Sale



## 99 WANDSWORTH BRIDGE ROAD, LONDON SW6 2TE

On the instructions of the Joint Fixed Charge Receivers, Tim Dolder and Louise Freestone of Opus Restructuring and Insolvency

NIA: 611 sq ft (56.77 sq m)

## LOCATION

99 Wandsworth Bridge Road is nestled between the desirable areas of Fulham and Parsons Green, conveniently located for access to nearby Fulham Broadway underground station (0.6miles) offering direct connections to central London via the District Line. The parade is home to a diverse selection of independent shops, charming cafes, and enticing restaurants, forming a vibrant hub of local activity.

## DESCRIPTION

The property occupies a prominent corner position and comprises an end of terrace, three storey building with a retail unit arranged over part of the ground and basement floors, which benefits from return frontage to Sandilands Road at ground floor level.

The retail unit is currently vacant, having formerly been occupied as an estate agency, with four residential flats arranged over the upper floors which have been sold off on long leasehold interests.

## TENURE

The property is held freehold under title number 160821.

## TENANCIES

<b>99B</b>	125 years	1 <sup>st</sup> January 2012	£50
<b>Front First Floor Flat</b>	999 years	2 <sup>nd</sup> March 2012	£50
<b>Rear First Floor Flat</b>	999 years	2 <sup>nd</sup> March 2012	£50
<b>Top Floor Flat</b>	125 years	1 <sup>st</sup> January 1999	£50

## BUSINESS RATES

Rateable value - £23,750

## ACCOMMODATION

The property provides the following approximate accommodation:

	Sq M	Sq Ft
<b>Ground Floor</b>	34.60	372
<b>Basement</b>	22.17	239
<b>Total</b>	<b>56.77</b>	<b>611</b>

## EPC

Provided upon request.

## PLANNING

Use Class E

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT.



## GUIDE PRICE

**£425,000**

## VIEWINGS

Strictly to be arranged via the sole agents, Hilco Global Real Estate Advisory.

## CONTACTS:

For further information or to arrange a viewing please contact:

Anthony Hart

07513 822 654

[ahart@hilcoglobal.eu](mailto:ahart@hilcoglobal.eu)

Will Garrood

07720 160361

[wgarrood@hilcoglobal.eu](mailto:wgarrood@hilcoglobal.eu)