# Freehold For Sale





99 WANDSWORTH BRIDGE ROAD, LONDON SW6 2TE



# 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**

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

# **BUSINESS RATES**

Rateable value - £23.750

#### **ACCOMMODATION**

The property provides the following approximate accommodation:

	<u>Sg</u> M	Sg Ft
Ground Floor	34.60	372
Basement	22.17	239
Total	56.77	611

#### **EPC**

Provided upon request.

# **PLANNING**

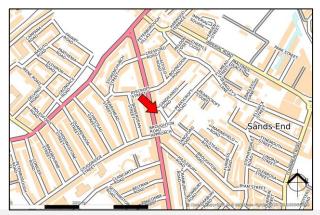
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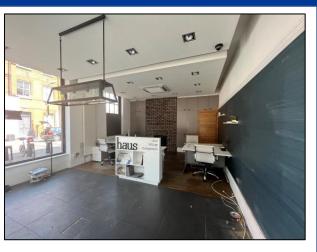
# LEGAL COSTS

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:

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