

LONG LEASEHOLD FOR SALE

BRUCE
GILLINGHAM
POLLARD

177 Battersea Park Road, London SW8 4LR

LOCATION

Located on the corner of Queenstown Road and Battersea Park Road, opposite the Battersea Park train station and forming part of the new mixed use development of Battersea Exchange.

This is an opportunity to be part of the creation of a new High Street and neighbourhood hub within Battersea Exchange.

Transport connections – Battersea Park train station (1 min walk)
Queenstown Road station (3 min walk) Battersea power Station
Northern Line (8 mins) and numerous bus routes on the doorstep

ACCOMMODATION

The property is split over two levels, and provides the following approximate net internal floor areas

Ground:

1,191 sq ft (110.64 sq m)

Basement Trading:

344 sq ft (31.03 sq m)

Basement Ancillary:

143 sq ft (155.89 sq m)

Total:

1,678 sq ft (155.89 sq m)

TENURE

Sale on long leasehold basis.
250 year lease from March 2015.

USE

Class E.

HANDOVER CONDITION

Shell and core with shop front installed and electricity, gas, water – subject to Freehold approval and planning, to atmosphere extraction may be possible.

PRICE

£850,000 plus VAT.

RATES PAYABLE

To be assessed.

SERVICE CHARGE

Estimated at £2.70 per sq ft.

VAT

Applicable.

LEGAL COSTS

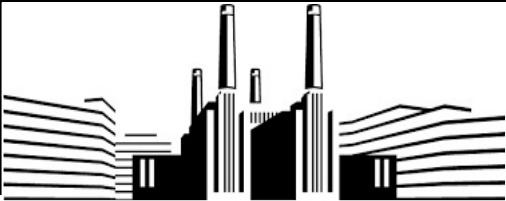
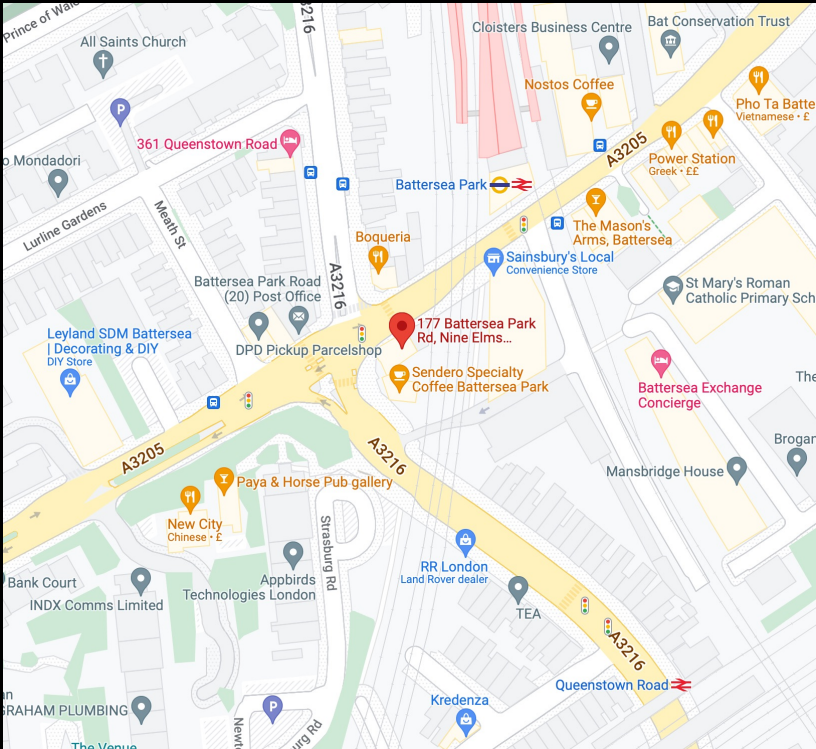
Each party to be responsible for their own costs.



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Sendero Coffee



Battersea Power Station



Loaf

Battersea Park



Source: Google Maps



Pear Tree Cafe



Boqueria

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VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard. Please contact:

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Emily Dumbell
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