

New Long Leasehold Interest for Sale

120 Battersea Bridge Road, Battersea, London, SW11 3AF



Contact

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Key information

The property forms part of a brand-new redevelopment scheme.

We are seeking expressions of interest for the 999-year leasehold interest, which comprises approximately 325sq.m. (3,498sq.ft.) GIA of high quality Class F2 Community Hall /Class F1 Church Hall on the ground and mezzanine floors, Class E Offices at mezzanine level.

The property is located in Battersea, a vibrant and diverse area located in Southwest London, just south of the River Thames from Chelsea.

The property benefits from prominent street frontage via Battersea Bridge Road.

The property offers potential for alternative uses, subject to the necessary planning consents and approvals.

Location

The property is located in Battersea, a vibrant and diverse area located in Southwest London, just south of the River Thames from Chelsea. The property benefits from prominent street frontage via Battersea Bridge Road. The property offers potential for alternative uses, subject to the necessary planning consents and approvals.

Battersea benefits from a mix of amenities and parks, making it a very popular destination to live for young professionals and families.

The area also has a bustling high street with a variety of shops, cafes, and restaurants, as well as a number of parks and green spaces, including Battersea Park, which is a 200-acre open space, only a 6-minute walk away from the property.

There is a strong sense of community in Battersea, with a range of cultural events and activities taking place throughout the year. The area is well connected by public transport, with several train stations and bus routes serving the area, making it a very commuter friendly location.

Description

The property forms part of a brand-new redevelopment scheme. We are seeking expressions of interest for the 999-year leasehold interest, which comprises approximately 325 sqm (3,498 sq ft) GIA of high quality Class F2 Community Hall /Class F1 Church Hall on the ground and mezzanine floors, Class E Offices at mezzanine level.

The property has a fully fitted commercial kitchen, a toilet block with 5 single unisex WC's along with a disabled WC and shower room. The property will also benefit from the use of 4 parking bays.



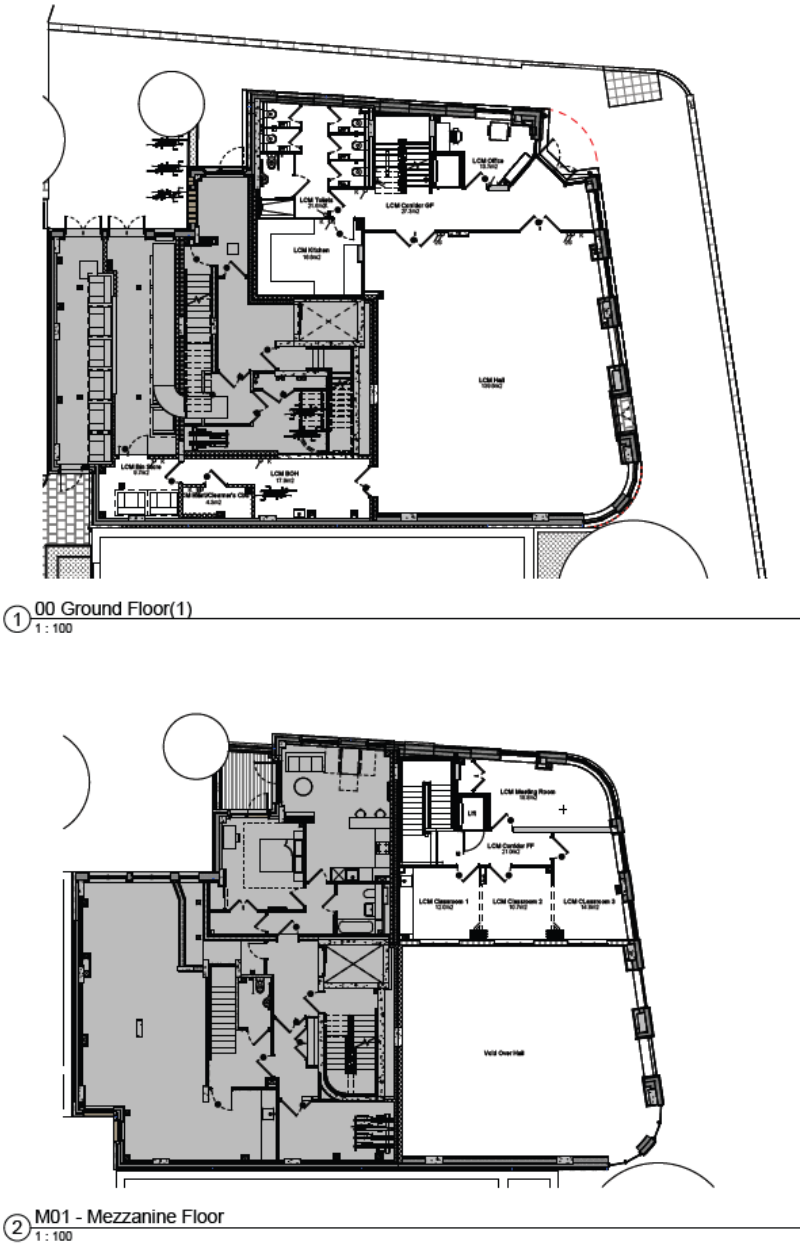
***Images are for illustrative purposes only**

Accommodation

The property comprises the following approximate floor areas:

Area Schedule	
Number	Area
Ground Floor	264 m ²
Mezzanine Floor	81 m ²
	345 m ²

Room Schedule		
Level	Name	Area
Ground Floor	Bikes	17.9 m ²
Ground Floor	Bins	9.7 m ²
Ground Floor	Corridor GF	27.3 m ²
Ground Floor	Hall	139.6 m ²
Ground Floor	Kitchen	16.6 m ²
Ground Floor	Office	10.7 m ²
Ground Floor	Plant Room	4.3 m ²
Ground Floor	Toilets	21.6 m ²
Mezzanine Floor	Classroom 1	12.0 m ²
Mezzanine Floor	Classroom 2	10.7 m ²
Mezzanine Floor	Classroom 3	14.8 m ²
Mezzanine Floor	Corridor FF	21.0 m ²
Mezzanine Floor	Meeting Room	18.8 m ²
		325 m ²



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross and net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Planning

The planning use of the property is Class F2 Community Hall /Class F1 Church Hall on the ground and mezzanine Floors and Class E Offices at mezzanine level.

The property offers potential for alternative uses, subject to the necessary planning consents and approvals.

Rating

As a new build, rates will be applicable from the outset. Exemptions may be available for registered place of worship.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Energy Performance

The property has an EPC rating A.

VAT

The property is not elected for VAT.

Tenure

Offered long leasehold (999 years).

Offers

We are inviting offers in excess of £800,000 for the long leasehold interest. (999 years)

Viewing & Further information.

Strictly by appointment with the sole agent, Rapleys. Please contact:

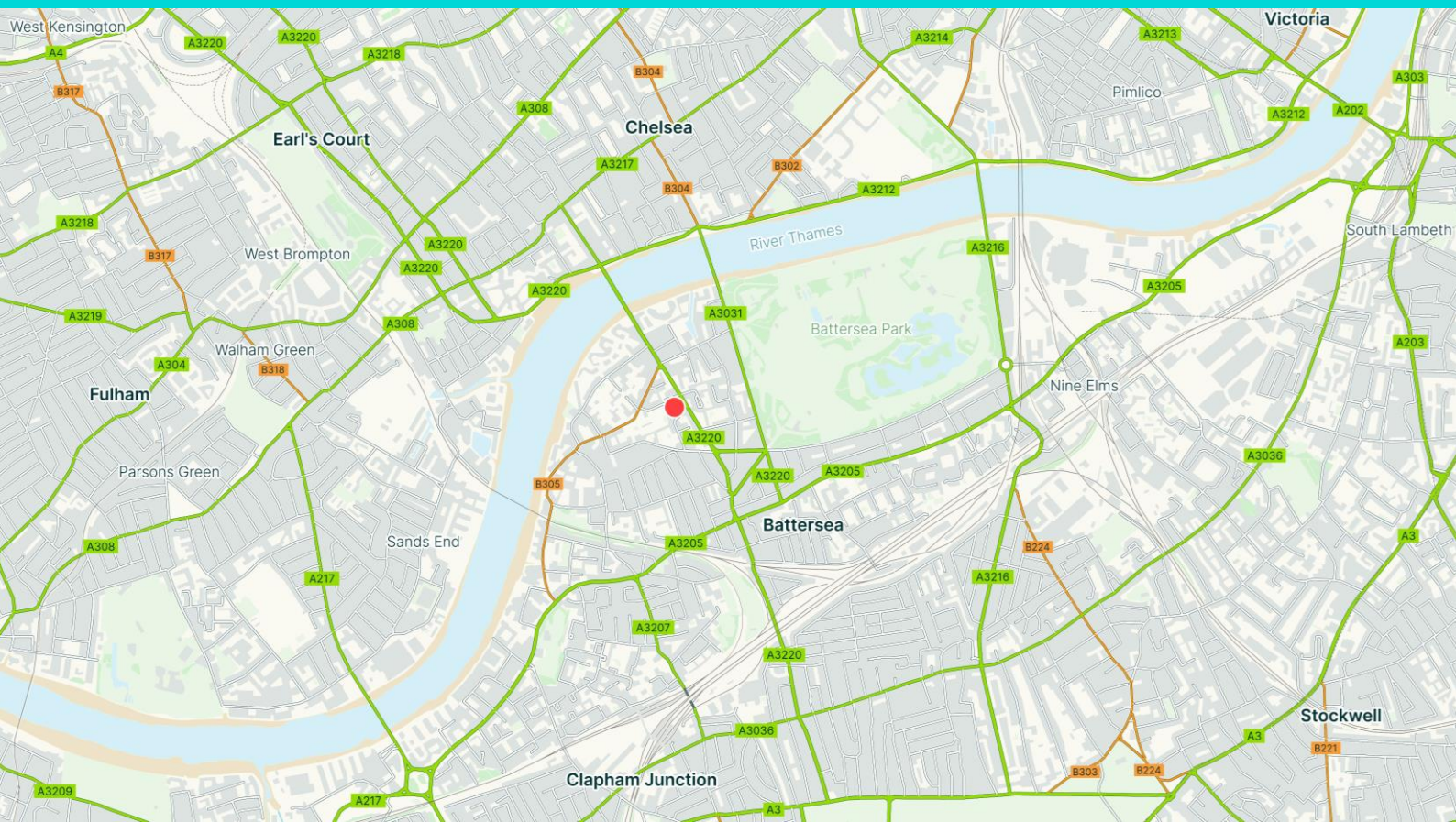
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Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





For further details contact:
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