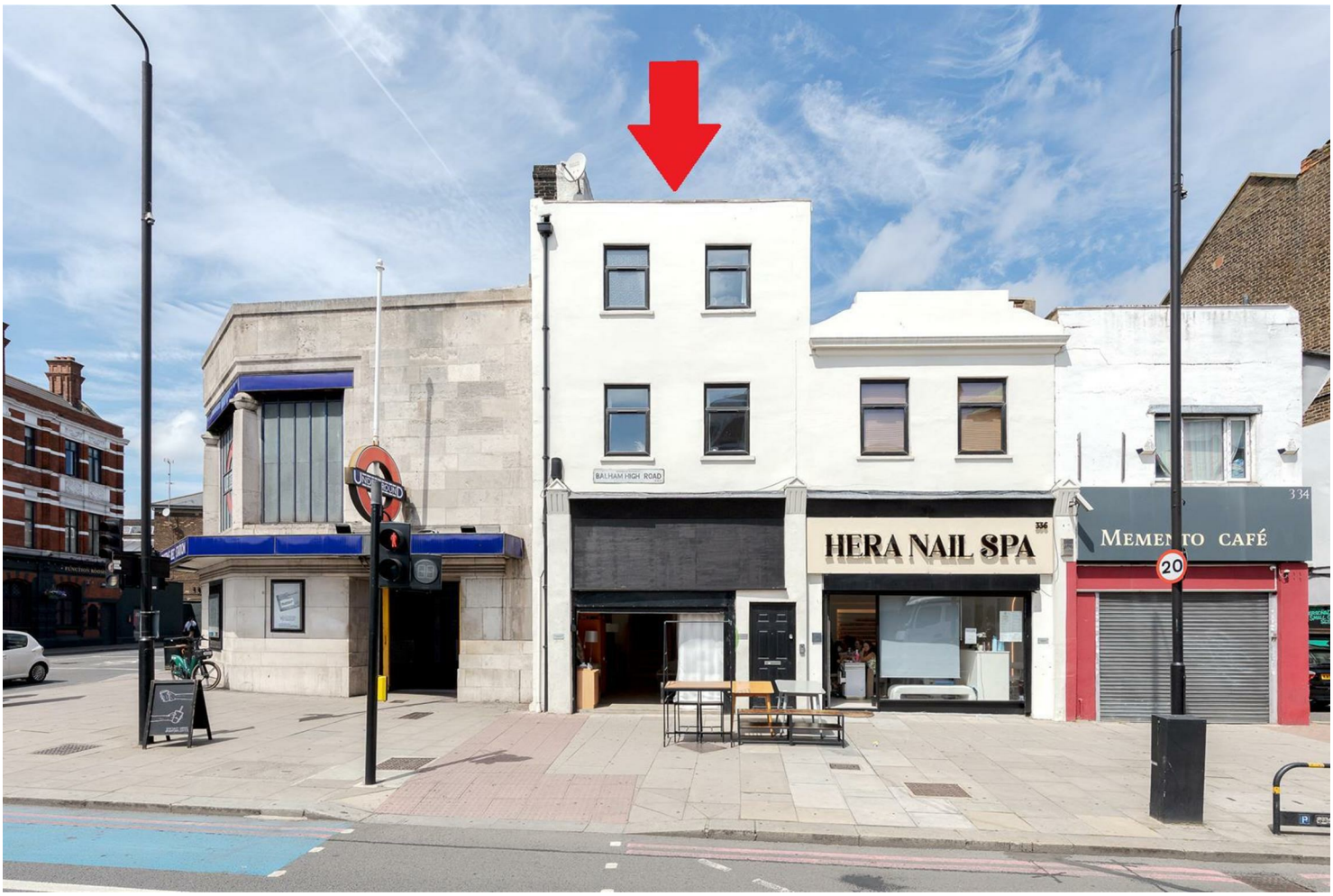
STAPLETON LONG

Estate Agents & Chartered Surveyors EST 1907









Balham High Road, London, SW17 7AA

Fully Let Commercial and Upper Parts

Recently Renovated Flat

Fantastic Investment Opportunity

Prime Location

Offered Unfurnished

£600,000 Freehold

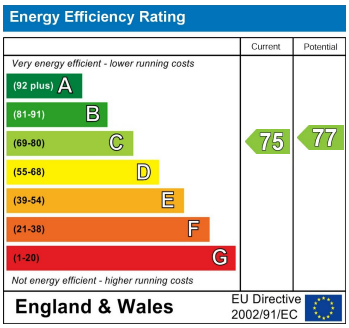
TO VIEW THIS PROPERTY CALL: 020 8670 9111

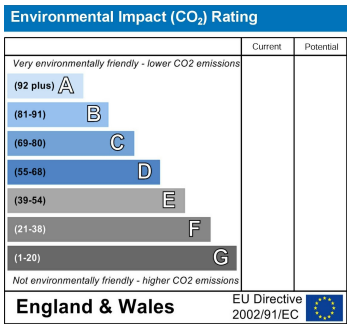
Email: norwood.sales@stapletonlong.co.uk www.stapletonlong.co.uk

Rarely Available Mixed Use Freehold Investment/(Re)development Opportunity
Comprising a ground floor commercial unit with forecourt and a stunning two bedroom maisonette.
Prime Location adjacent to Tooting Bec Underground Station
The commercial unit and forecourt is let on licence terminatable by the freeholder at 2 months' notice: currently let for £ 14400 per annum
The stunning two-bedroom maisonette was recently renovated with replacement double-glazed windows, heat pump heating system, fully fitted kitchen with integrated appliances, en-suite shower rooms to both bedrooms and new flooring throughout. Currently let for £ 25800 per annum.

Maisonette EPC C. Commercial unit EPC D.

The approved Planning Permission (reference 2020/1233) for the property and its neighbour has established that redevelopment of the site would be acceptable







Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Balham High Road

Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft

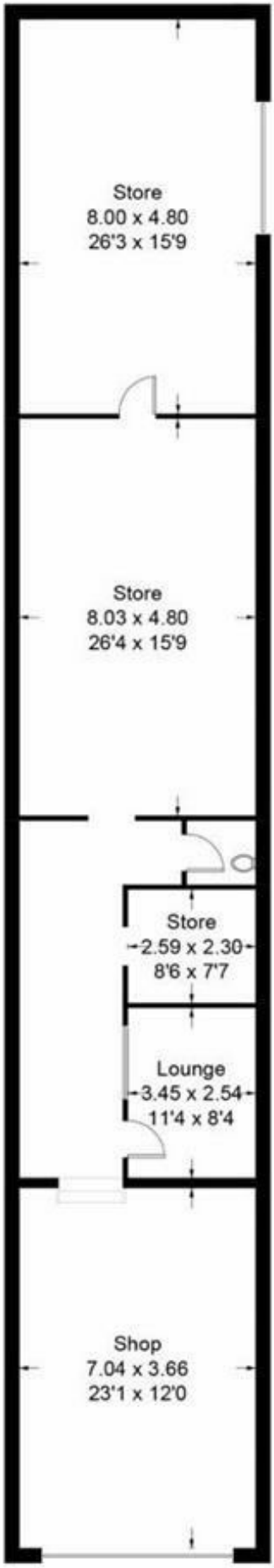


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312873)