

**AN INFORMAL TENDER OFFERING A FREEHOLD MIXED USE
DEVELOPMENT OPPORTUNITY OF 31 FLATS &
492 SQ M. RETAIL A1 USE SUBJECT TO PLANNING**

**GAP BRIDGE HOUSE
GAP ROAD, WIMBLEDON
SW19 8JA**



Existing Building Area 19,650 sq. ft. Site Area: 0.5548 Acres (0.2245 Ha)

Best bids Conditional/Unconditional of planning by 20th February 2020

LOCATION

The site is located on the south side of Gap Road (B235), close to the junction with Ashcombe Road. Directly to the west is Wimbledon to Waterloo railway lines. The surrounding area is predominantly residential in character and close by is a Waitrose store with associated parking. Within the immediate vicinity Leopold Road provides local shopping. Wimbledon town centre (to the south) lies within 15 minutes walking distance while Wimbledon Park underground station is also within easy reach. The site is well served by public transport.

DESCRIPTION

Constructed during the early 1960s a two-storey concrete structure providing main road retail units at ground floor with offices part over. Today its use is a builder's merchants, dry cleaners, and over a judo school. To the rear the unit is open sided and currently used to store building materials. The first floor rear was previously an open aired car park when used as a car hirer and garage. Today its use is open storage. The site provides vehicle access along each flank with a tapered forecourt for the parking of 7/8 vehicles.

ACCOMMODATION

Level	Sq. Ft.	Sq. M.
Ground GIA Building merchant's / dry cleaners:	2,175	201.97
First GIA Accounts dept. / Judo School	2,175	201.97
Ground Rear GEA Open-sided storage:/Laundry	8,000	743.20
First Rear GEA Open- storage: excl ramp	7,300	678.17

SITE AREA

0.5548 Acres (0.2245 Ha)

FEATURES

Two tenants producing £40,870 per annum inclusive of rates.

Substantial redevelopment opportunity for a mixed-use scheme

TENURE

Freehold.

TENANCIES

Part Ground Floor – Wajid Hussain & Waheed Qamar- Dry Cleaners

G.I.A 1,712 sq. ft. Term of 5 years from 25th July 2011 incorporating a rent review on 25th July 2014. The lease is drafted on an internal repairing basis. The passing rent is £28,000 p.a incl of rates.

First Floor – Linda Marchant Judo School

G.I.A. 1,937 sq. ft. Term of 10 years from 1st August 2014 at a passing rent (£12,870) p.a incl of rates. A mutual break notice subject to 12 months' notice.

Remainder with Vacant Possession

EPC RATING

TBA.

RATES

R.V.: £37,000 at x.0.491 in the £

LEGAL COSTS

Each party to pay their own legal costs

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

January 2020

Safeguarding

The property is included within an area of land Safe Guarded for Crossrail 2. Safeguarding is a formal process undertaken by the (DfT) to protect land potentially required.

All interested parties to make their own enquires.

INDICATIVE SCHEME

An indicative scheme has been prepared to demonstrate a 3 storey scheme providing 31 flats, 19 1 x 1 Beds, 11 2 x 2 Beds and a single retail unit of 492 sq.m. GIA. See attached.

OFFERS INVITED

Guide Price in excess of £3.5m.

VAT

Maybe applicable

INFORMAL TENDER

Offers considered on both conditional and unconditional basis. The vendor is not duty bound to accept the highest offer.

All interested parties to register their interest. With Offers due by the 20th February 2020

VIEWING

Strictly by appointment via the sole selling agents:

**COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Ref John King / Stewart Rolfe

jking@as-r.co.uk srolfe@as-r.co.uk

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

www.as-r.co.uk

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Feasibility Study
For Site at Gap Bridge House, Wimbledon



1 OS Location Map
Scale: 1:1250 @ A1



2 Coloured OS Location Map
Scale: 1:1250 @ A1

OS MAP BLOCK-COLOURED TO SHOW HEIGHTS AND USE OF SURROUNDING BUILDINGS LEGEND IN BORDER.



VIEW A -
VIEW FROM GAP ROAD SHOWING FRONT ENTRANCE, SERVICE YARD, DROPPED KERB AND NEIGHBOURING BUILDINGS



VIEW B -
VIEW FROM GAP ROAD SHOWING NEIGHBOURING BUILDINGS



VIEW D - SHOWING ACCESS ALONG LEFT HAND SIDE OF SITE AND SITE BOUNDARY.



VIEW G - SHOWING RAMP AT REAR - VIEW FROM BACK OF SITE.



VIEW E - SHOWING HEIGHT OF EXISTING STRUCTURE AND CENTRAL RAMP AT REAR.



VIEW E - SHOWING ACCESS DOWN RIGHT HAND SIDE OF SITE



3 Existing Site Plan
Scale: 1:100 @ A1

NOTE:
REAR VIEWS ONLY NOT TO BE USED FOR PLANNING OR ANY OTHER USE.
ALL DIMENSIONS TO BE CHECKED ON SITE.
MEASURED SURVEY TO BE CONDUCTED PERFORMED WITH CARE.

KEY:
--- SITE BOUNDARY

BUILDING HEIGHTS & AREA OF USE:

Residential

- 2-2.5 Storey
- 3 Storey
- 4 Storey* (3 Storey part 4)
- Diagonal Hatch Areas Denote Flats

Commercial/Industrial

- 1-2 Storey
- 2+ Storey

Areas

- Buildings
- Train Tracks
- Green space/Amenity

PRELIMINARY

REV	DATE	BY/ISSUED	BY
-	-	-	-

JOB: Gap Bridge House, Gap Bridge, Wimbledon, SW19 8JA

DRAWN: Feasibility Study - CE Map & Existing Plan

CLIENT: HJ, GMB

DRAWN NO: 2801

REVISION: A

SCALE: 1:1250/100 @ A1

DATE: 14/01/2020

DRAWN BY: AS

CHECKED BY: HB

DWG. IN CL: FEASIBILITY STUDY

Do not scale & do not copy. All dimensions to be checked on site. Hidden lines copied & measured.

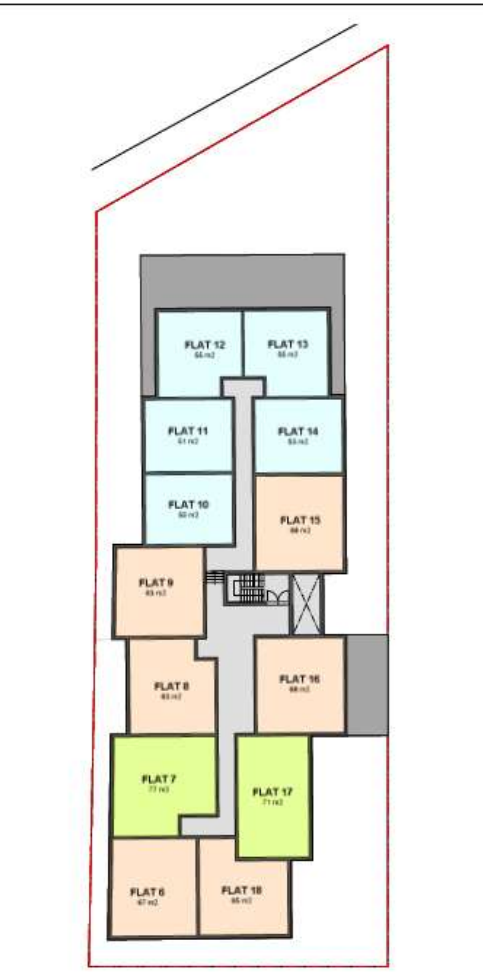
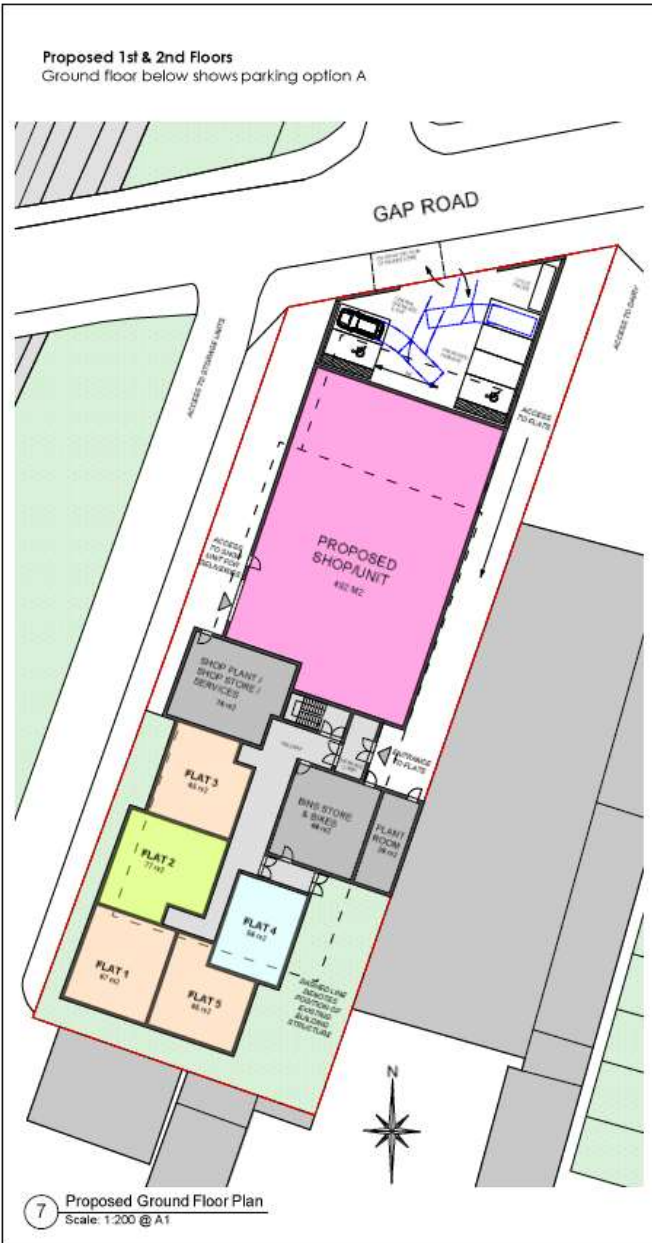
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FLOOR AREAS (GIA)
FOR RESIDENTIAL OPT 1 - COMMERCIAL UNIT AS NOTED ON PLANS

Level	1B/2P(50m2 min)	2B/3P(81+m2 min)	2B/4P(75+m2 min)	Services / Circulation
Ground Floor	58	156	77	210
First Floor	204	304	148	130
Second Floor	204	304	148	130
TOTAL	564	883	373	470

GIA Including Commercial and associated plant - 2978 m2



FLOOR AREAS (GIA)
FOR RESIDENTIAL OPT 2 - COMMERCIAL UNIT AS NOTED ON PLANS

Level	1B/2P(50m2 min)	2B/3P(81+m2 min)	2B/4P(75+m2 min)	Services / Circulation
Ground Floor	58	156	77	210
First Floor	479	122	141	130
Second Floor	479	122	141	130
TOTAL	1014	439	359	470

GIA Including Commercial and associated plant - 2850 m2

NOTES:
 1. QUANTITY OF WORK SHALL NOT BE USED FOR PLANNING OR OTHER PURPOSES.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE.
 3. MEASURED SURVEY TO BE CONSIDERED APPROVED EVIDENCE (MTR 102).

KEY:
 - - - - - UTTERED LINE
 - - - - - POSITION OF ENTRY TO BUS LANE

AREA OF USE:
 Commercial
 1 Bed / 2P
 2 Bed / 3P
 2 Bed / 4P
 Services
 Circulation

PRELIMINARY

NO.	DATE	REVISION	BY

IFC: Gap Bridge House, Gap Bridge, Wandsworth, SW17 8JA
 DATE: Feasibility Study - Opt 1 / 2 for 1st & 2nd Floor
 JOB NO: 81-048
 DWG NO: 3003
 REVISION: A
 SCALE: 1:200 @ A1
 DATE: 14/01/2020
 DRAWN BY: AS
 CHECKED BY: RH
 DWG DATE: 14/01/2020
 DESIGNER/ARCHITECT: H Holden
 ARCHITECTS/ENGINEERS: Holden Harper Architects Ltd
 HOLDEN HARPER ARCHITECTS
HOLDEN HARPER
 Architects Engineers
 25 High Street, Wandsworth, London, W8 7SF
 Telephone: 020 8996 0000
 Email: info@holdenharper.co.uk
 www.holdenharper.co.uk

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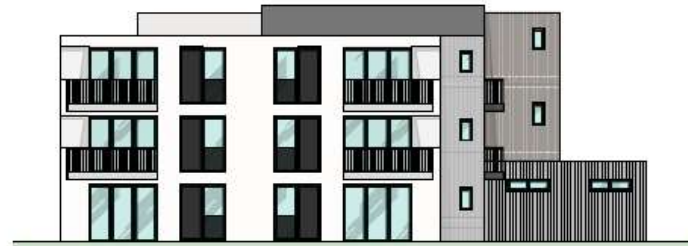
January 2020

Proposed Indicative Elevations

To be read in conjunction with proposed plans SK02 & SK03



10 Front Elevation
Scale: 1:100 @ A1



11 Rear Elevation
Scale: 1:100 @ A1



12 Side Elevation
Scale: 1:100 @ A1



13 Side Elevation
Scale: 1:100 @ A1

NOTES:
 RESPONSIBILITY AND LIABILITY ONLY RELY TO BE LIMITED TO THE PLANNED CREDIT OF THE LAW.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 MEASUREMENTS TO BE CHECKED FOR ACCURACY WHEN ON SITE.

PRELIMINARY

REV	DATE	REVISION	BY
001		Prop. Single Storey, Prop. Single, Worked out, SWP & A	
002		Feasibility Study - Indicative Elevations	
003		NJ, GH	
004		SDM	
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