



Price/premium £465,000

Size 1,600 Square feet

Ref #2835

Address

Address: 62 West Hill

Postcode: SW18 1RU

Town: Wandsworth

Area: London

Location

Established parade close to the junction with Upper Richmond Rd and a short walk from Wandsworth High St.

Description

Vacant possession of Cafe, arranged over ground floor and basement with good ceiling height. Additional vacant outbuilding with pedestrian rear access (may provide scope for development, subject to consents). Circa 1600 sq ft in total Uppers sold on long leases.

The Cafe is nicely presented with kitchen and extraction in place. Air conditioning & electric shutter (not tested). A mid terrace property arranged over ground floor and basement with rear outbuilding (formerly garage), which may provide some scope for development, subject to any necessary consents. The upper flats have been sold off on long leases (see Lease Details).

The ground floor and basement have, we understand, been in use for some years as a Cafe and are offered with vacant possession along with the rear outbuilding. The premises are nicely presented internally and would provide a "turn key" opportunity for anyone continuing with a catering use, benefiting from a fitted kitchen, extraction, air conditioning and electric shutter. The cafe measures approximately 780 sq ft including a kitchen of 162 sq ft. There is an additional rear dining room/store of 206 sq ft and basement of 347 sq ft (ceiling height of approximately 6'10"). Male and female W.C.'s to rear of ground floor. The rear outbuilding measures approximately 260 sq ft and there is a gate leading out to a rear passage running behind the properties - (may provide scope for development, subject to consents).

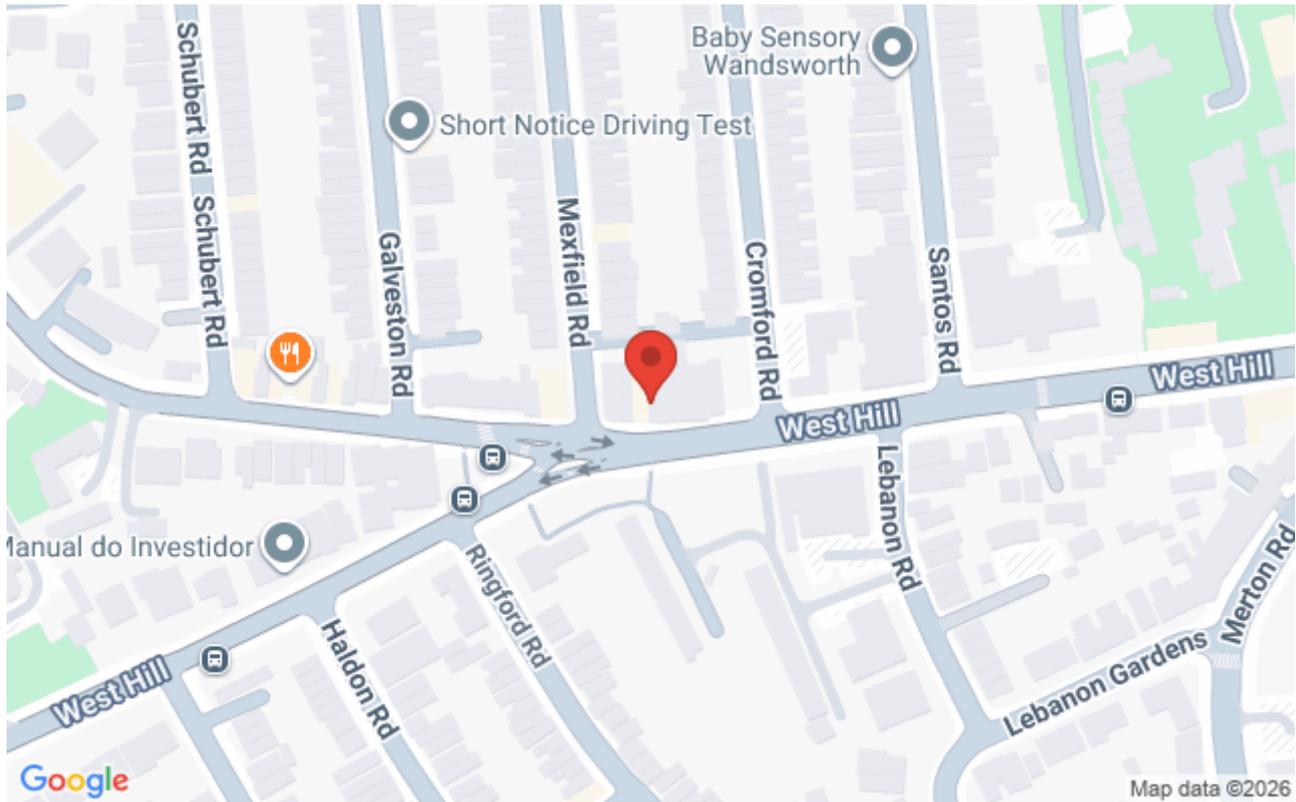
General Information

Tenure:	Freehold
Price/premium:	£465,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a R.V of £13,250, payable at the prevailing rate.
Lease details:	We understand the first floor flat has a lease with 68 years remaining at £100 p.a. ground rent and the second floor flat lease is approximately 150 years at a peppercorn ground rent- awaiting confirmation.

Features

- ✓ Air Conditioning
- ✓ Development potential
- ✓ Electric security shutter
- ✓ Extraction

Property Map



Important notice

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