

## Lot 31

543 Old York Road, Wandsworth  
Town, SW18 1TQ  
**GUIDE PRICE: £850,000 PLUS**



### CORNER BUILDING ARRANGED AS A SHOP, BASEMENT, UPPER PART AND REAR YARD WITH PLANNING APPLIED FOR AND FURTHER POTENTIAL

This two storey plus basement end of terrace building comprises a ground floor retail/commercial unit with basement store and rear yard together with a three bedroom self-contained flat above with separate street access. The flat is currently holding over on an AST at a rent of £930PCM (£11,160 pa) but can be offered with Vacant Possession if required. The site occupies a position on the corner of Old York Road and Tonsley Hill, a very popular location in Wandsworth Old Town commonly referred to as "The Tonsleys" or "Wandsworth Village" about 1.5 miles west of Clapham and 2 miles south of Fulham. This sought after enclave provides a mix of residential and commercial properties, offering a range of shopping facilities immediately at hand with other nearby traders including Pizza Express, Costa, Sainsbury Local, Estate Agents and café's. Wandsworth Town station about 150m. Sold with the benefit of part or full vacant possession as required.

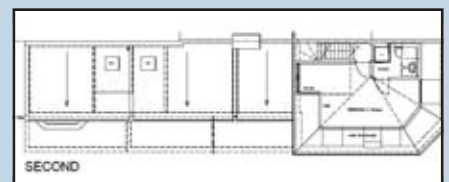
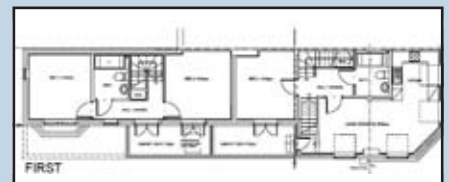
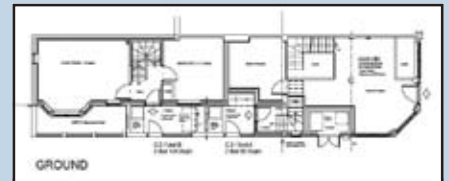
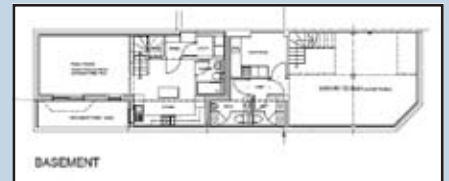
#### PLANNING

Permission was granted on 18.9.2011 under application no. 2011/0862 for Demolition of the existing building and erection of part single, part two-storey building plus accommodation at basement and roof levels for a restaurant/cafe (Class A3) at basement and ground floor levels and a three-bedroom maisonette above.

A new application has now been submitted for the creation of 1x3 bedroom house, 1x2 bedroom maisonette and commercial unit over ground and basement floors. We understand the owners have the planning officers' support as indicated within a pre-application meeting with the Wandsworth Council planning department where an indication was given that the application will be met favourably. Purchasers must rely upon their own enquiries in this regard.

Unit 'A': Self-contained maisonette over First & Second Floors approx. 80.5 sq.m (866 sq.ft).  
Unit 'B': House over Lower Ground, Ground & First Floors approx. 124 sq.m (1335 sq.ft).  
Commercial Unit: Ground/Lower Ground floors approx. 100.5 sq.m (1082 sq.ft).  
Each unit will have its own street access.

There is further scope to reconfigure the layout to produce 3 residential units, although this would reduce slightly the size of the commercial space and the size of the house unit currently shown to the back of the commercial unit.



#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Wandsworth 020 8871 6632

Council Tax Band: D (Flat 543a)

Rateable Value £33,000 (Shop & premises)

Rates Payable 2010-2011 £13,671 pa

#### VAT

Is not applicable to this lot

#### VENDOR'S SOLICITORS

Walker Morris, Kings Court 12 King St, Leeds, West Yorkshire LS1 2HL 0113 283 2500

#### VIEWING TIMES

By appointment through the auctioneers

STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID