

RARE FREEHOLD COMMERCIAL & RESIDENTIAL
DEVELOPMENT/INVESTMENT OPPORTUNITY
96-102 WANDSWORTH BRIDGE ROAD
FULHAM LONDON SW6



LOCATION

Situated in a highly visible prime position on the West side of Wandsworth Bridge Road, the properties provide one of the most prominent opportunities available on the Street. Wandsworth Bridge Road has recently grown to become a popular retail destination, attracting national retailers such as Neptune Interiors, The Shaker Kitchen Company, and a range of other national retailers. The parade also benefits from a broad range of independent shops, cafes and restaurants creating a hive of local activity. The nearby residential population is extremely affluent and the property is well positioned to serve the catchment areas nearby.

While we endeavour to make our sales details accurate and reliable, if there is any which is of particular importance to you please contact this office and we will be pleased to check information for you, particularly if you are contemplating travelling some distance to view the property. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere. These particulars comply with the requirements of the Property Misdescription Act 1991

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TENURE

Held by way of four separate freehold Titles, a Leasehold title to the rear residential accommodation, and subject to the various residential Leases above. The subject premises comprise a well fitted, double fronted A2 retail unit, until recently trading as Fine and Country, a second double fronted retail unit, as well as two part finished residential flats to the rear ground and lower ground floors. The remainder of the residential upper parts have been sold by way of Long Leasehold interests, details of which are available on demand. It should be noted that the two ground floor units of 96 and 102, may be available by way of separate negotiation allowing for further redevelopment and massing. The property therefore provides an extremely rare opportunity to develop either a quadruple fronted A1/A2 unit, two double fronted units, or four separate units, subject to verification and prior approval. The rear site is part finished with some major excavation and structural steel work completed. The project is ongoing and the contractor would be prepared to consider an ongoing relationship with a purchaser.

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FLOORPLAN & AREAS

A CAD floorplan of the property is available on application and the schedule of accommodation is as per the approximate floor areas below, which have been provided by the vendor's architect.

Address	102		100		98		96
Use Class	A1/A2		A1/A2	C3	A1/A2	C3	A1/A2
Ground	37.9		28.4	43.2	27.7	46.6	39.7
Basement	46.6		29.3		29.3	52.6	48.4
LGF				52.6			
Amenity				24		24	
Total	84.5		57.7	119.8	57	123.2	88.1

TOTAL COMMERCIAL AREA: 287.3 sq m
TOTAL RESIDENTIAL AREA: 243 sq m

PLANNING

Planning permission was granted under application 2015/05609/FUL, for the excavation of the rear basement levels and conversion to residential of the part ground and part lower ground floor. Works have begun on site, and the contractor is available to discuss the ongoing works. Full details of the application can be found here: <https://public-access.lbhf.gov.uk/online-applications/applicationDetails.do?keyVal=NYHKOHBMZB00&activeTab=summary>

COMMERCIAL

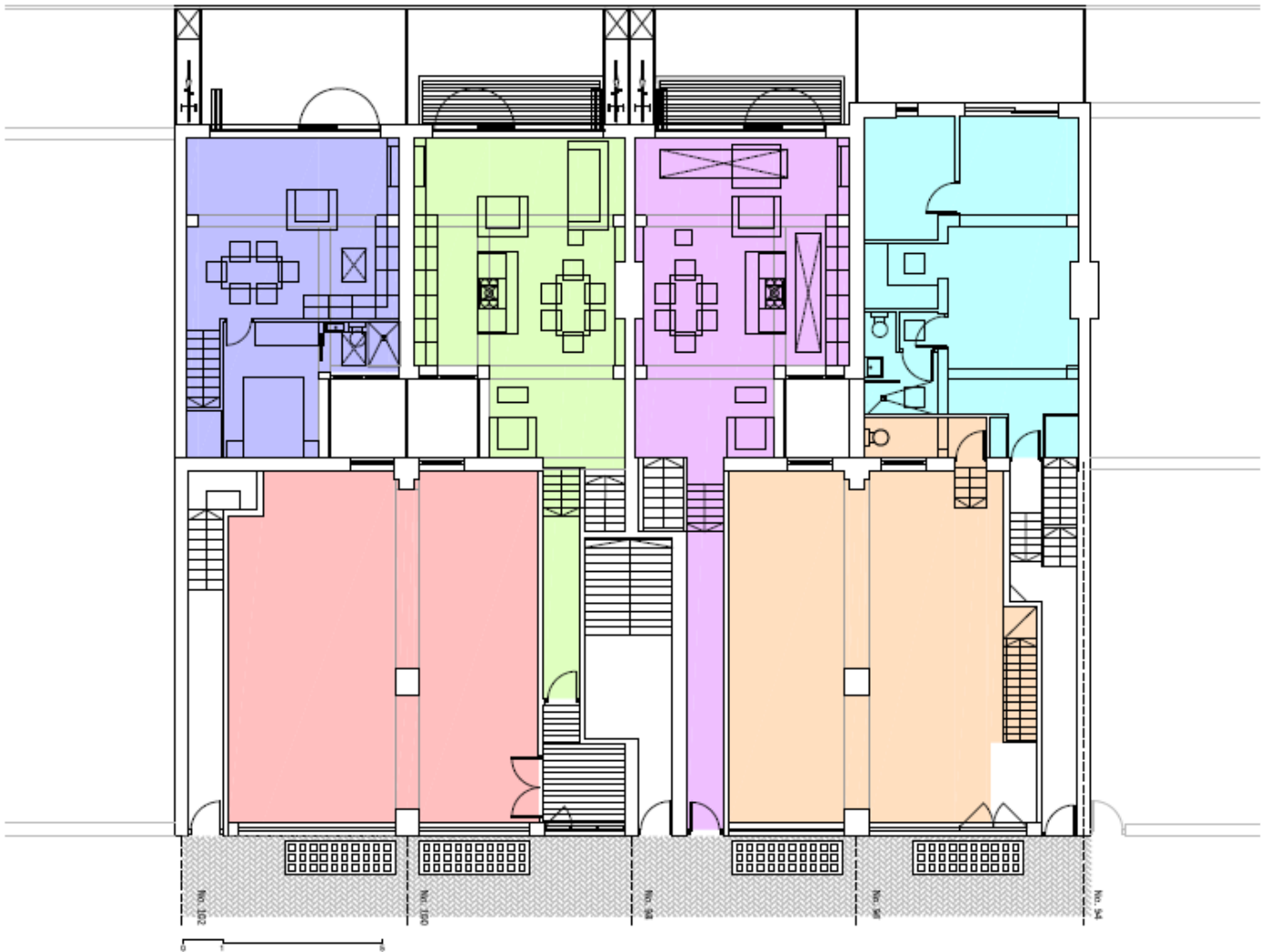
The commercial element of the property will be sold with the benefit of vacant possession of the whole. 96-98 is currently in use as the site office for the development of the property behind. 100-102 is currently fitted as an estate agency office, but would also make an extremely attractive double fronted retail unit. Comparable rental evidence is available for consideration at our office.

RESIDENTIAL

Prepared by the well-known local firm, AU Architects, the scheme has designed to draw as much natural light into the lower floors providing excellent communal and living space arrangements. Amenity spaces allow for external entertaining, and the fenestration will provide for a remarkably bright and contemporary feel.

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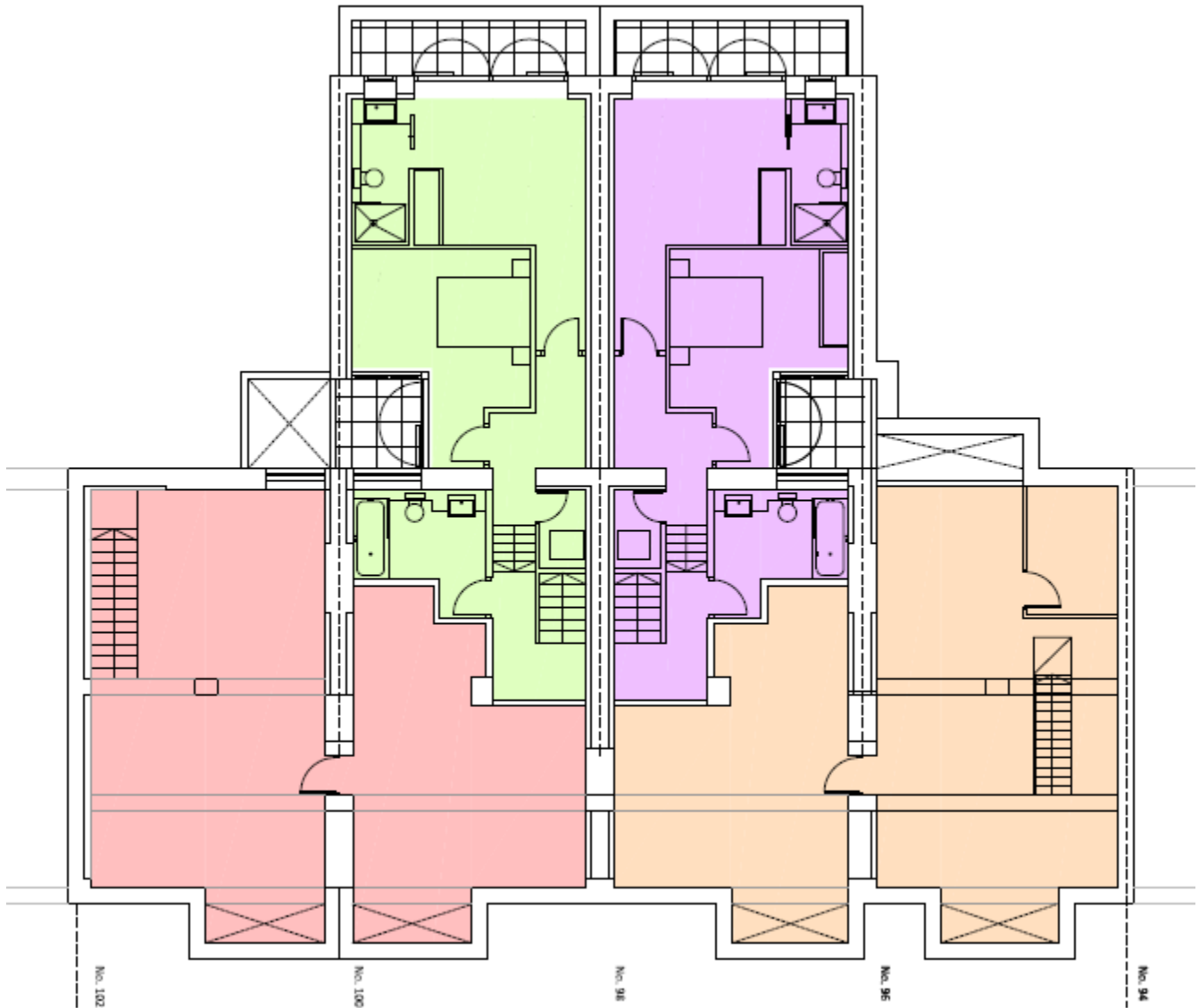
Please note, the areas marked in blue are subject to Long Leasehold interests and are not available with vacant possession, but we are verbally informed that they may be available by way of separate negotiation. They are however included in the Freehold Demise.

VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the sole agent:

Thomas Cribb
Vause Cribb & Co
Telephone: 020 7731 8001
Email: tom@vausecribb.co.uk

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PRICE

For Sale on behalf of the Joint LPA Receivers

Offers Invited

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