



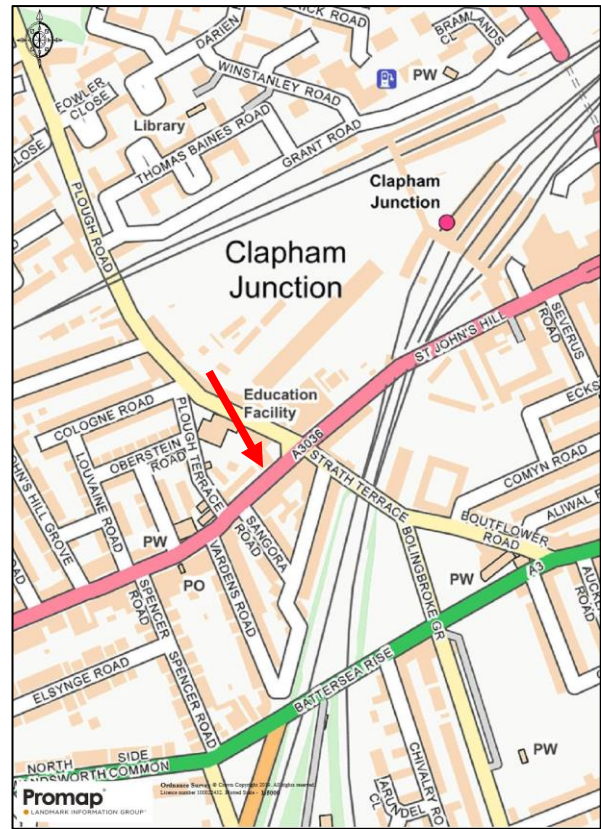
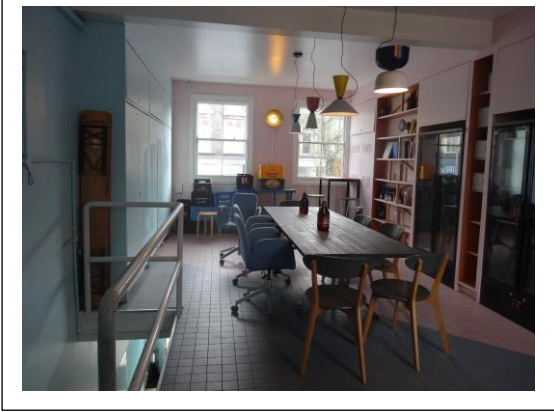
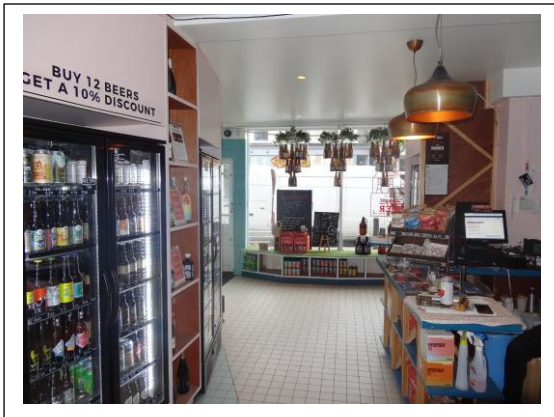
SHOP FOR SALE WITH DEVELOPMENT POTENTIAL

78 ST JOHNS HILL
CLAPHAM
SW11 1SF

BEST BIDS BY 5PM TUESDAY, 23RD APRIL 2019



ACCOMMODATION: 846 SQ. FT. (79.00 SQ. M.)



LOCATION

The property is located within a 5 minute walk of Clapham Junction Train station, with its regular services into Central London and across South West London and beyond.

The property is located on the A3036 (St John's Hill), close to the junction with Plough Road, which links to the A3 to the South in just a couple of minutes. There are numerous bus routes passing the property.

DESCRIPTION

The subject property comprises a terrace building arranged over ground and first floors only.

There is scope for additional floors, subject to the usual consents.

AMENITIES

- Prominent trading position.
- Close to Clapham Junction train station.
- Potential for additional accommodation.

TENURE

Freehold with vacant possession on completion.

PRICE

£650,000.

Best Bids By 5pm Tuesday, 23rd April 2019!

VAT

The property is not elected for VAT.

ACCOMMODATION:

Ground Floor: 474 sq. ft. (44.00 sq. m.)

First Floor: 372 sq. ft. (35.00 sq. m.)

Total: 846 sq. ft. (79.00 sq. m.)

Rear Garden: 839 sq. ft. (78.00 sq. m.)

EPC

Band B (45).

RATES

Rateable value: £10,500

The 2019/20 UBR is 0.491p in the £. Interested parties are recommended to make their own enquiries with Wandsworth Council.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

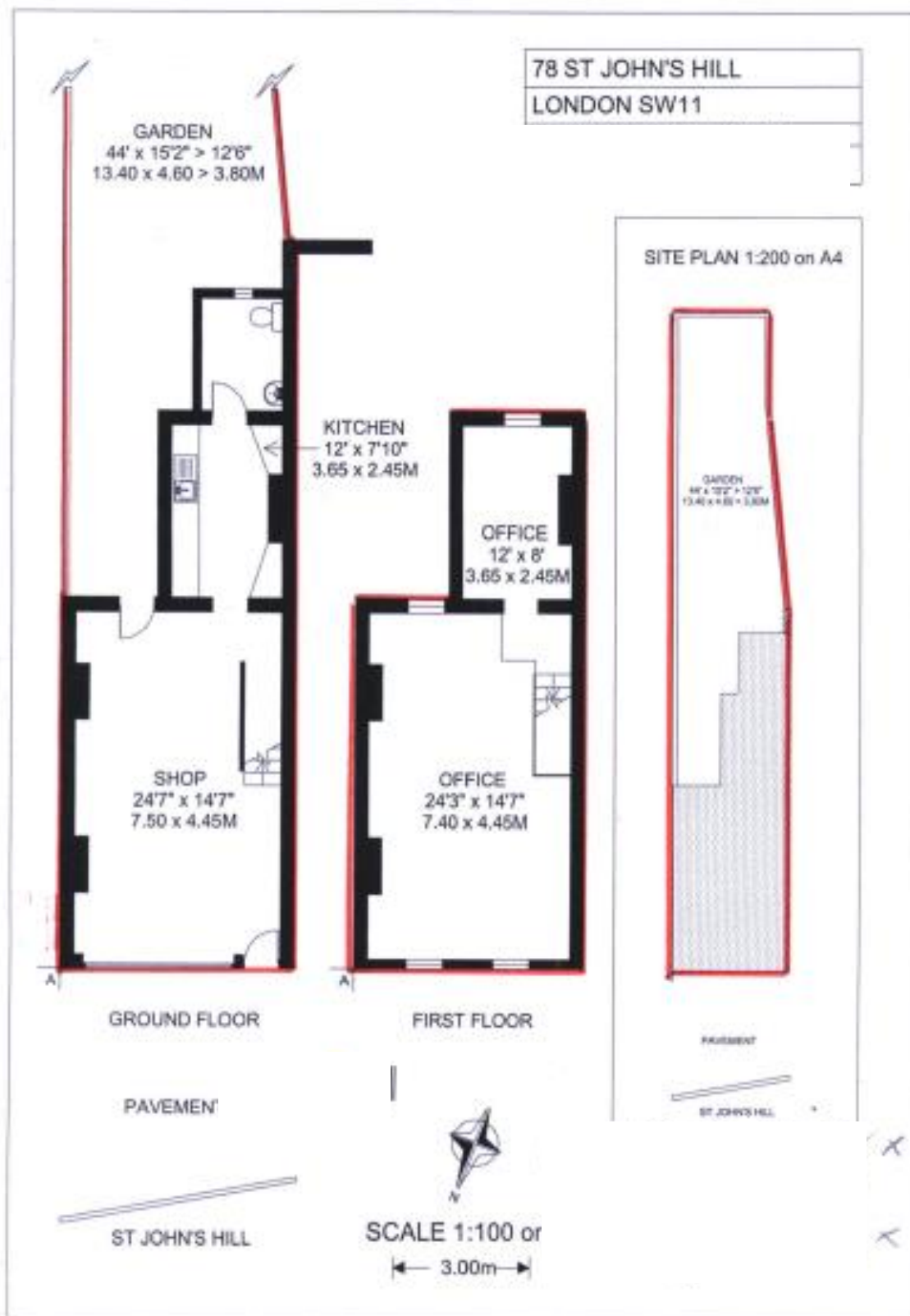
Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

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:

- VAT may be applicable.
- 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
- 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;
- 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



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- (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;
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Energy Performance Certificate

Non-Domestic Building



78, St. John's Hill
LONDON
SW11 1SF

Certificate Reference Number:
0930-0931-0479-8307-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 45 This is how energy efficient the building is.

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 79 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 69.4 |
| Primary energy use (kWh/m ² per year): | 407.85 |

Benchmarks

Buildings similar to this one could have ratings as follows:

| | |
|----|----------------------------------|
| 20 | If newly built |
| 57 | If typical of the existing stock |

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