

34 Stockwell Green, London SW9 9HZ

Freehold - Residential development opportunity

FOR SALE - Offers in excess of £1,000,000



Summary

- An existing dry cleaners located on a highly desirable residential street, with substantial buildings to the rear, currently used as a light industrial (B1) with residential (C3) above.
- Freehold site with significant residential development potential, subject to obtaining the necessary consents
- Located just off the Stockwell Road, 0.4 miles from Stockwell Underground Station (Victoria and Northern lines)
- The property is located within the Stockwell Green conservation area.
- Offers invited in excess of **£1,000,000**

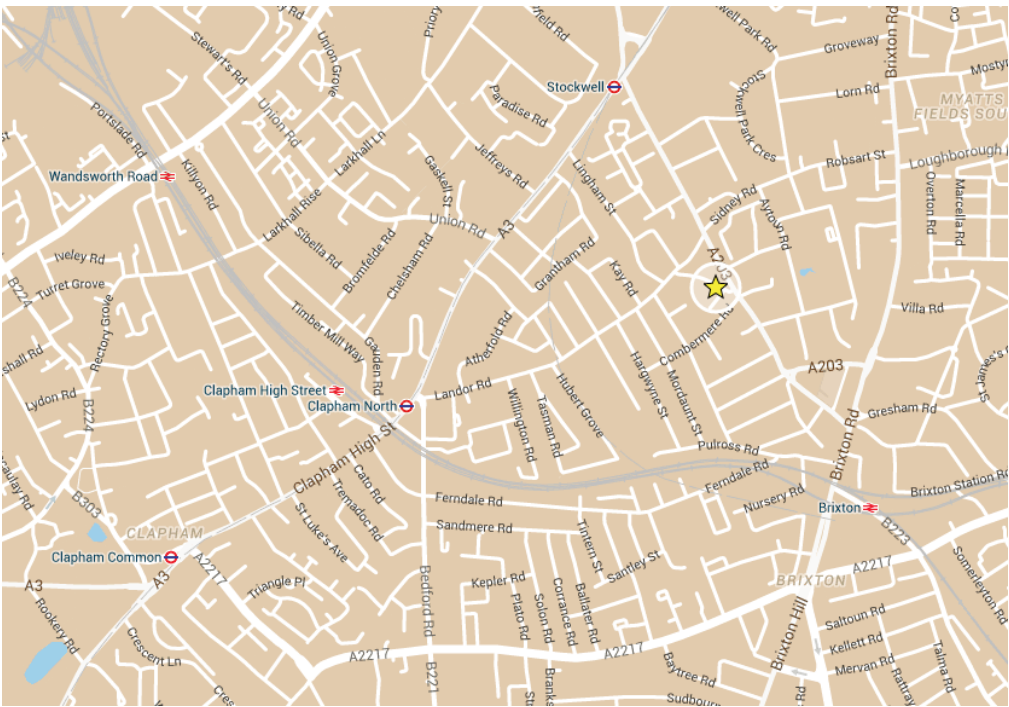
Location and Transport

The property is located within Stockwell on a highly desirable residential street. Stockwell offers a range of shops and leisure facilities, as well as being in close proximity to the amenities of Brixton and Clapham. There are numerous bus links from Stockwell Road and the site is only 600 m from Stockwell Underground station.

Approximate Journey Time from Stockwell Underground Station:

Destination	Journey Time
London Bridge	9 minutes
Victoria	6 minutes
Waterloo	8 minutes
Bank	11 minutes
Oxford Circus	10 minutes

According to the TfL planning information website this site has the optimal PTAL rating of level 6b, indicating exceptional public transport accessibility.



Description

The existing property comprises a 3-storey house to the front of the site, with a substantial light industrial building to the rear. The footplate of the site measures approximately 2,200 sq ft. The GIA of the existing buildings measures approximately 3,550 sq ft. The site is currently occupied by a dry cleaning business.

The site is occupied by GKS Curtains Ltd, who have been owner-occupiers for over 25 years. They require a minimum of six months to vacate the property after exchange and will offer two months notice in writing over a maximum period of twelve months. Vacant Possession is then available upon completion.

The immediate area is occupied almost exclusively by residential properties. The southern side of the street, on which the site sits, consists entirely of Grade II-listed 19th Century cottages and houses. As such, the front façade of this property is also Grade II-listed.

The area has undergone huge regeneration over the past few years. This is due to a number of large residential schemes being delivered and enviable transport links, which has turned the area into a highly sought-after postcode within Lambeth.

The property has been identified as having significant redevelopment potential due to the existing buildings towards the rear of the site, with potential for the development of apartments or mews houses, subject to obtaining the appropriate planning consents.



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Tenure

The property is to be sold freehold.

VAT

The property is elect for VAT although we anticipate that the transaction will be treated as a TOGC (Transfer of a Going Concern).

Guide Price

Unconditional offers are invited in excess of **£1,000,000** for the freehold interest.

Local Authority

The property is located in the London Borough of Lambeth.

Contact

Inspections are by appointment only. To discuss any aspect of this property or the disposal process, please contact the Seller's joint sole agents:

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