

MIXED USE FREEHOLD FOR SALE
OF INTEREST TO DEVELOPERS, INVESTORS & OWNER OCCUPIERS

23 PENSURY PLACE
BATTERSEA
LONDON
SW8 4TP



OFFERS INVITED IN EXCESS OF £1,600,000
4,115 sq.ft (382.37 sq. m) excluding the yard
Site area 0.101 acres (0.041 ha)

LOCATION

The property is situated on Pensbury Place, located off Wandsworth Road (A3036), a thoroughfare connecting Clapham Junction to Vauxhall and opposite the Royal Mail's new sorting and delivery office. A number of bridges including Chelsea Bridge and The Albert Bridge are located to the north, provided excellent transport links into London's West End.

Wandsworth Road (BR) station is close by and further railway stations and local transport links are within the immediate area. Vauxhall transport hub is approximately 1.5 miles away, providing Underground and Overground services and major bus routes throughout London.

DESCRIPTION

A brick and block constructed building, mainly industrial with a pitched roof incorporating 2 rows of roof lights. To the front, a 2 storey extension provides further warehouse space to the ground floor and a 2/3 bedroom flat to the 1st floor.

The ground floor is currently divided into 3 self-contained commercial areas, non-structural walls can be removed to create 1 open commercial unit, if desired.

Other salient points to the ground floor whole include a floor to warehouse apex height of 4.40m, 3 roller shutter doors, 2 x three phase power supplies and a secure yard area used for storage or car parking.

ACCOMODATION

The existing subject property comprises of the following approximate Gross Internal Areas.

Unit	Description	Sq. Ft.	Sq. M.
23	Ground Floor Warehouse	1,547	143.73
23A	1 st Floor Flat	846	78.59
23B	Ground Floor Warehouse	1,440	133.81
	Secure Yard	913	84.80
23C	Ground Floor Office / Store	282	26.24
	Total (excluding yard)	4,115	382.37

Site area: Approximately 0.101 acres. (Promap)

Floor plans attached.

PLANNING

Lambeth Council Application Reference 12/02853/FUL - Planning was previously granted on 3rd August 2012 (now lapsed) for the demolition of existing buildings and erection of a four storey building to provide both storage/distribution (use class B8) and ancillary office space (use class B1) with associated vehicle loading/delivery including light goods vehicle parking.

Potential to obtain planning for a similar multi- storey building scheme, subject to the usual consents.

A further application was granted in 2015 (15/00219/P3JPA) for prior approval for partial change of use on the first floor level from offices (Use class B1) to dwellings (Use Class C3). The first floor is currently a 2/3 bedroom flat.

TENANCY DETAILS

The first floor is let on an Assured Shorthold Tenancy (AST) until April 2018 to private individuals at a rent of £1,750 per calendar month.

The ground floor is currently vacant and is on the market at an asking rent of £70,000 pax for the whole.

PROPOSAL

We are seeking offers in excess of £1,600,000 subject to contract for the freehold interest, subject to an AST on the first floor and vacant possession to the ground floor. If let at the asking rent, this represents a net initial yield of 5.38% allowing for the usual purchasers costs.

VAT

We understand the building is not elected for VAT.

LEGAL COSTS

Each party is to bare their own legal costs.

EPC

Please find EPC's attached. Full copies are available on request.

BUSINESS RATES & COUNCIL TAX

We recommend interested parties contact the local billing authority, Lambeth Council, to confirm the business rates and council tax liabilities.

VIEWING ARRANGEMENTS

Strictly by appointment through sole agents:-

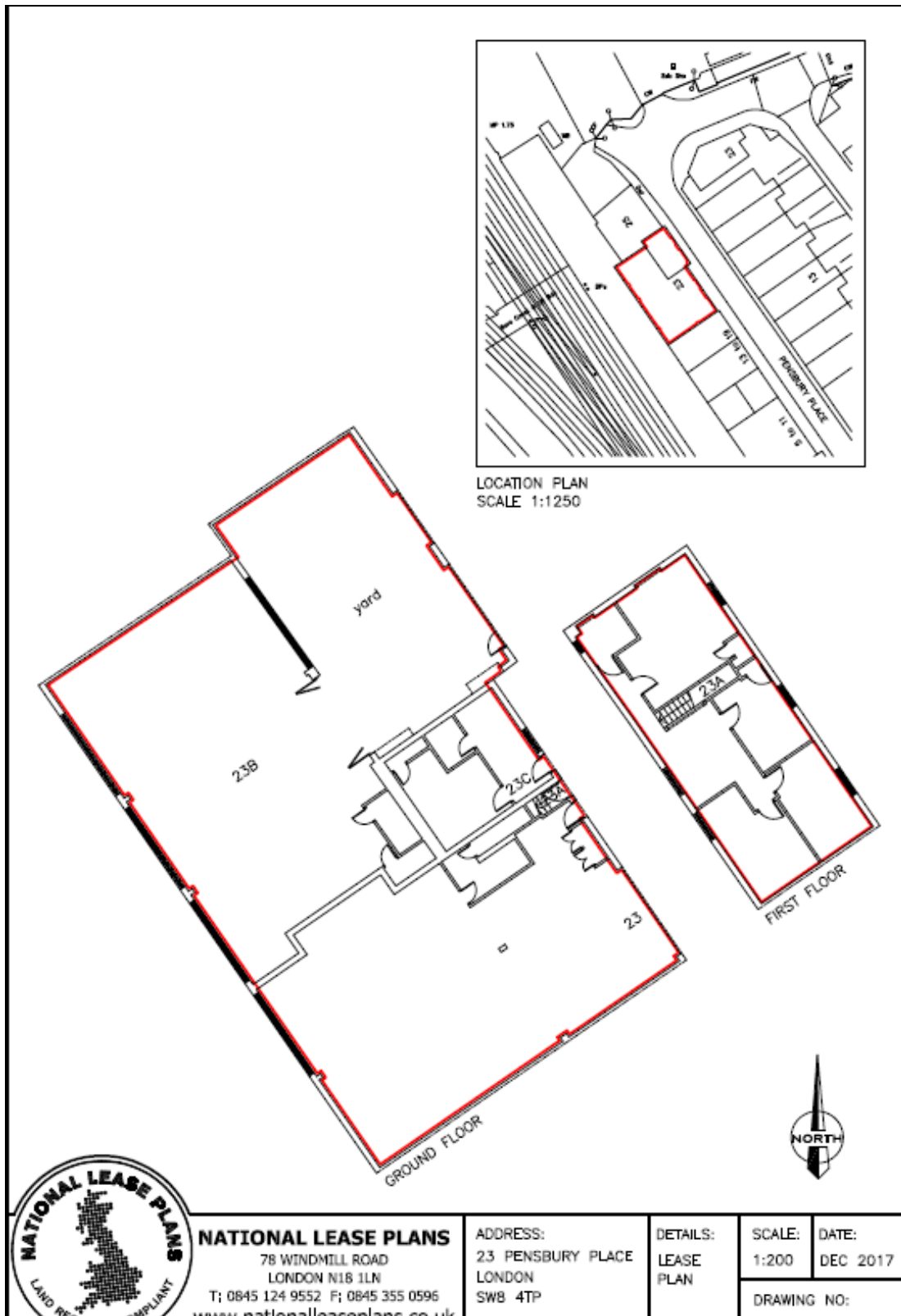
andrew scott robertson
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999

Contact: Nick Vaile / James Rutter

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:

- (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;
 - (iv) 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.
- January 2018.



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Energy Performance Certificate

Non-Domestic Building

23b Pensbury Place
LONDON
SW8 4TP

Certificate Reference Number:
0694-2709-7730-3590-3603

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 on the Government's website www.communities.gov.uk/epbd.

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

91

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 160
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 53.34

Benchmarks

Buildings similar to this one could have ratings as follows:

30

 If newly built

87

 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building

23 Pensbury Place
LONDON
SW8 4TP

Certificate Reference Number:
8348-3049-0431-0090-0475

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

122

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 146
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 197.97
Primary energy use (kWh/m² per year): 1171.01

Benchmarks

Buildings similar to this one could have ratings as follows:

46

 If newly built

134

 If typical of the existing stock

Energy Performance Certificate

HM Government

23a, Pensbury Place, LONDON, SW8 4TP

Dwelling type: Top-floor flat
Date of assessment: 11 January 2018
Date of certificate: 12 January 2018

Reference number: 8148-7129-4990-0849-3996
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,553

Over 3 years you could save

£ 1,002

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 183 over 3 years	<div> <div>You could save £ 1,002 over 3 years</div> </div>
Heating	£ 1,944 over 3 years	£ 1,044 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
Totals	£ 2,553	£ 1,551	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Net energy efficient • higher running costs

Current

Potential

60

75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 582	✓
2 Cavity wall insulation	£500 - £1,500	£ 327	✓
3 Low energy lighting for all fixed outlets	£20	£ 90	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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January 2018.