

Development Potential
14-16 Putney High St,
London, SW15 1SL

Rare Grade II Listed Premises

Majority Freehold Interest

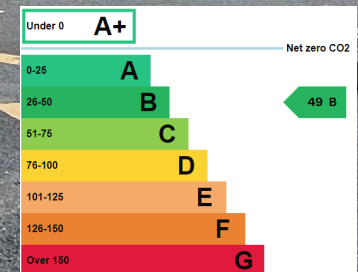
14,000 Sq Ft

Unconditional Offers Invited

Prominent Location
Overlooking the Thames



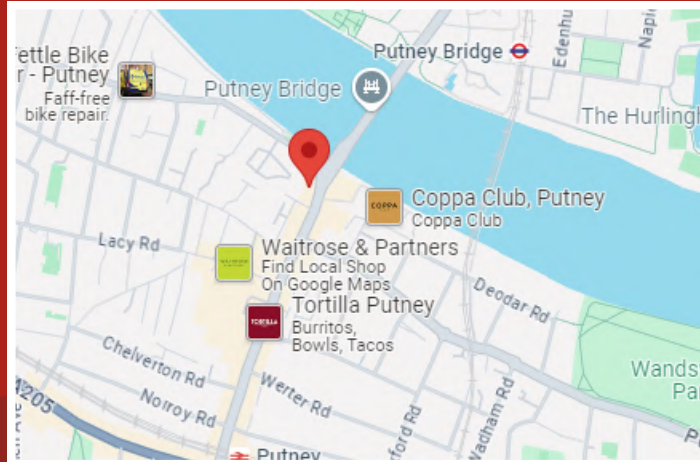
breckergrossmith.co.uk
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PROPERTY SUMMARY:

A Grade II listed building with a wealth of original features. The building dates from c.1887 and was formerly a hotel and public house. The accommodation is arranged over basement, ground & four upper floors with an area of external space to the rear. The ground floor and basement are currently vacant having previously been used as a public house / licenced premises. The upper floors are currently configured to provide a number of bedsit rooms with communal kitchens, sitting areas and bathrooms.





CONNECTIVITY:

Putney High Street has good transport links; just a short walk to Putney Station offering both National Rail and District Line services, providing direct connections to London Waterloo, as well as several bus routes.



POSITION:

14-16 Putney High Street is situated in the affluent suburb of Putney, a vibrant district in the London Borough of Wandsworth. The property occupies a prominent position immediately adjacent to Putney Wharf on the south side of the Thames and approximately 100 metres from Putney Bridge.

LOCATION



LOCAL AMENITIES:

The property benefits from proximity to a variety of national and independent retailers and boutiques along the High Street and within the Putney Exchange shopping centre, including Clarks, Boots, H&M, Waterstones & Oliver Bonas. There are also a diverse mix of bars, restaurants & cafes, as well as nearby green spaces of Putney Heath, Wimbledon Common and Richmond Park.

TENURE:

See Image Below:

- Red Outline (plus basement directly below) indicates Freehold.
- Yellow Outline (plus basement directly below) indicates residual 999-year Long Leasehold (est. 1984).

The property is offered with Vacant Possession.

For further information and/or floorplans, please contact us.



DESCRIPTION

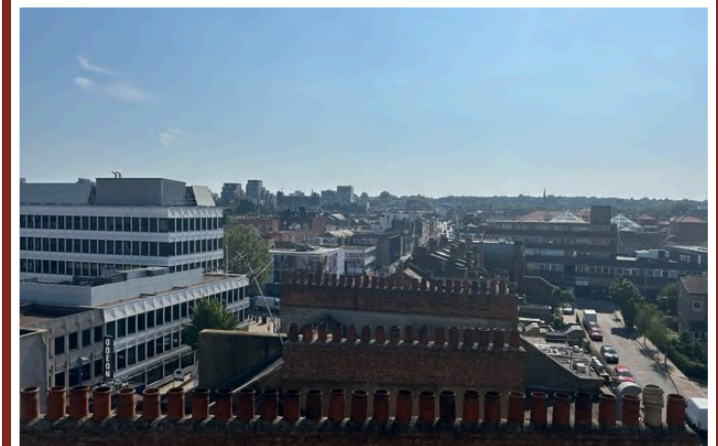
DEVELOPMENT POTENTIAL:

The property has development potential for alternative uses, subject to receipt of necessary planning permissions. The vendor has commissioned some indicative drawings, available to named parties on request, showing provisions for the following:

- E-Class Use of the Basement and Ground Floors.
- Two Maisonettes - Basement and Proposed Rear Standalone Building.
- 9 further Residential Units - first to fourth floors.
- Access to the Rear and Upper parts.

USE:

Interested parties are to make their own enquires as to the use of the property. The property was previously used as a public house/licenced premises, covered by either Sui Generis Use or E Class Use. The upper parts are used to provide residential bedsit type accommodation with communal kitchen, sitting & bathroom areas. Class C4 Use (houses in multiple occupation) may also apply.



TRANSACTION SUMMARY DETAILS

PRICE: Unconditional Offers Invited.

VAT: VAT is not Chargeable.

**BUSINESS
RATES /
COUNCIL TAX:** Interested Parties are to make their own enquiries with Wandsworth Borough Council / Valuation Office Agency.

LEGAL COSTS: Each party will be responsible for their own legal and professional costs / fees incurred.

**ANTI-MONEY
LAUNDERING:** Under UK money laundering regulations, we are required to undertake due diligence checks. The purchaser will be required to provide relevant information to satisfy these requirements.



**CONTACT US TO
ARRANGE A VIEWING:**

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