

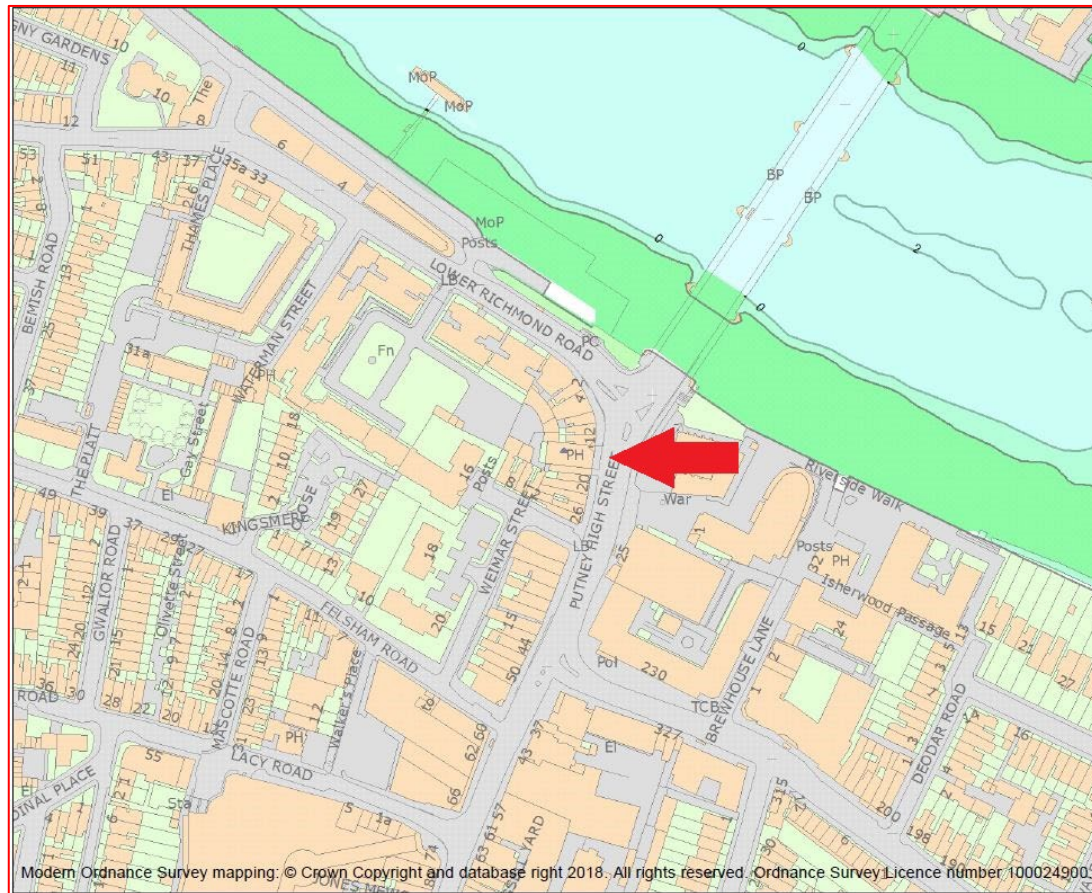
**FOR SALE: PROMINENT FREEHOLD WITH DEVELOPMENT POTENTIAL
14-16 PUTNEY HIGH STREET, LONDON SW15 1SL**

**OF INTEREST TO DEVELOPERS, PROPERTY COMPANIES & INVESTORS
AN EXCEPTIONALLY WELL LOCATED GRADE II LISTED BUILDING CLOSE TO THE RIVER THAMES
14,000 SQ FT**



- **FORMERLY USED AS A PUBLIC HOUSE / LICENCED PREMISES**
- **RARELY AVAILBLE FREEHOLD**
- **PROMINENT LOCATION**
- **BUILDING WITH DEVELOPMENT POTENTIAL**
- **WITHIN CLOSE PROXIMITY TO A VARIETY OF RESTAURANTS, BARS & CAFES**
- **GOOD TRANSPORT LINKS – BUSES, LONDON UNDERGROUND AND OVERLAND RAIL LINKS**

LOCATION: The subject property is situated in a prominent position in the affluent suburb of Putney in Wandsworth. This former public house is immediately adjacent to Putney Wharf on the south side of the Thames and is approximately 100m from Putney Bridge. Putney has good transport links (national rail & District Line services). There are direct connections to London Waterloo (approximate journey time – 15 minutes). Nearby are the green spaces of Putney Heath, Wimbledon Common and Richmond Park. Putney is home to a variety of national and independent retailers and boutiques including, Clarks, Boots, H&M, Waterstones & Oliver Bonus. There is also a diverse mix of bars, restaurants & cafes.



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SUBJECT PROPERTY: The property comprises 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.

DEVELOPMENT POTENTIAL: The property has development potential for alternative uses, e.g. residential use, subject to receipt of the necessary planning permissions.

FLOOR AREAS:

LEVEL	SQ FT
Fourth floor:	1,576
Third floor:	1,506
Second floor:	1,664
First floor:	2,421
Ground floor (commercial space):	1,745
Basement (commercial space):	1,804
Residential (ground):	609
Residential (basement):	559
Proposed standalone building	
Second floor	708
First floor	708
Ground floor	708
TOTAL:	14,000

TENURE: Freehold with vacant possession. The vendor has commissioned some indicative drawings which show access provision to the rear area and upper parts of the property. These drawings include provision for E Class Use of the basement and ground floors, 2 x maisonettes in the basement and in a proposed standalone building in the rear area and #9 residential units across the first to fourth floors. Copies of these drawings can be supplied to named parties on request.

PRICE: Unconditional offers for the freehold interest are invited

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 during a transaction.

VAT: Buyers should assume that VAT will be paid on the purchase price unless informed otherwise.

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

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. This is covered by either Sui Generis Use or E Class Use (Commercial Business & Service). At present the upper parts of the property are used to provide residential bedsit type accommodation with communal kitchen, sitting & bathroom areas. Class C4 Use (houses in multiple occupation) may also apply.

VIEWINGS: Viewings by appointment only through Brecker Grossmith:

PHIL RICHARDS MRICS: E-MAIL: phil@breckergrossmith.co.uk

TEL: 020 7486 3531 / 07842 385 898

JACK SUITER: E-MAIL: jack@breckergrossmith.co.uk

TEL: 020 7486 3531 / 020 7908 2682

RICHARD BRECKER: E-MAIL: richard@breckergrossmith.co.uk

TEL: 020 7486 3531



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