

691 & REAR LAND at
WANDSWORTH ROAD
CLAPHAM
SW8 3JE

Freehold Corner Building,
Shop & Lwr Grd
Plus
Rear Land with Planning
for a New Building to
create 4 Large 1 x Bed Flats

Guide Price £1,300,000



Location

Situated on a prominent corner position at the junction of Wandsworth Road (A3036) & North Street.

Wandsworth Road train station - 0.3m (Overground)
Clapham Common train station - 0.6m (Northern Line)
Clapham Junction train station 1.2m (Overground)

691 Wandsworth Road, Clapham SW8 3JE

Freehold Corner Building
Shop & Lower Ground floor (vacant)
Ground floor GIA – 53.1 m2
Lower Ground GIA – 29.8 m2
Total Area GIA – 82.9 m2

June 2018 - Change of use of ground floor and lower ground floor from Taxi Office (Use Class Sui Generis) to Shop (Use Class A1), Financial/Professional Services (Use Class A2), and Offices (Use Class B1).

1st & 2nd floor flat sold off on a 125-year lease from Sept 1992 (96 years left)

[Link to plans and decision notice](#)

Land Rear of 691 Wandsworth Road, Clapham SW8 3JE

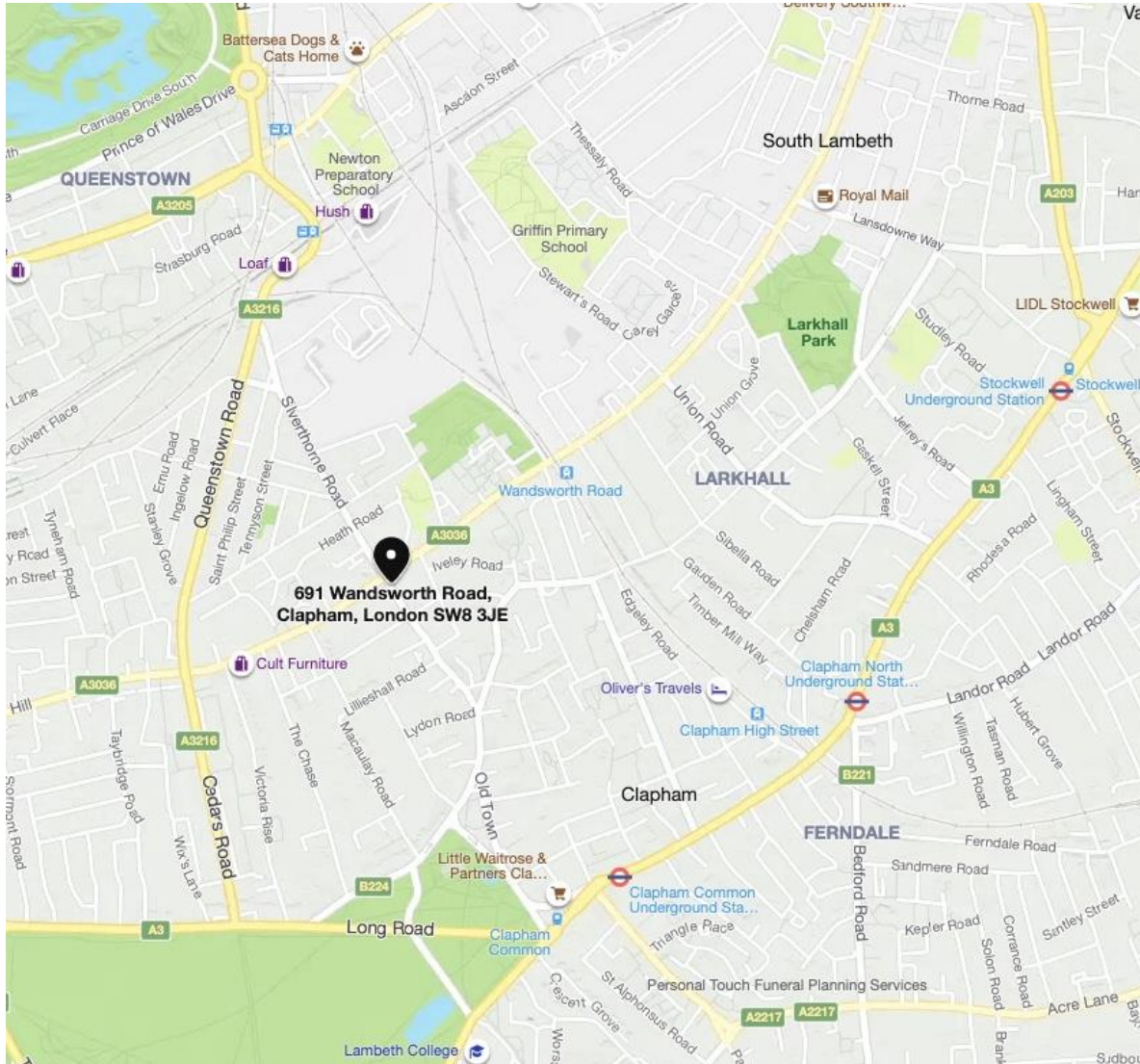
May 2021 – Approved planning permission to erect a new 3-storey building plus basement to provide 4 self-contained flats (Living room, Kitchen, Double Bedroom, Study/office room & bathroom)

Unit 1 – 64 m2
Unit 2 – 64 m2
Unit 3 – 62 m2
Unit 4 – 62 m2

[Link to plans & decision notice](#)

Price for combined purchase – **Offers sought in the region of £1.3m**, subject to contract





Legal Costs

Each party to pay their own cost.

Viewing

Due to the Covid 19 Pandemic viewing is highly restricted and will be arranged strictly by appointment only via joint sole agents

Countrywide Commercial (UK) Ltd - Jason Grant

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D: 020 8506 9905

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E: jason@countrywidecomm.co.uk

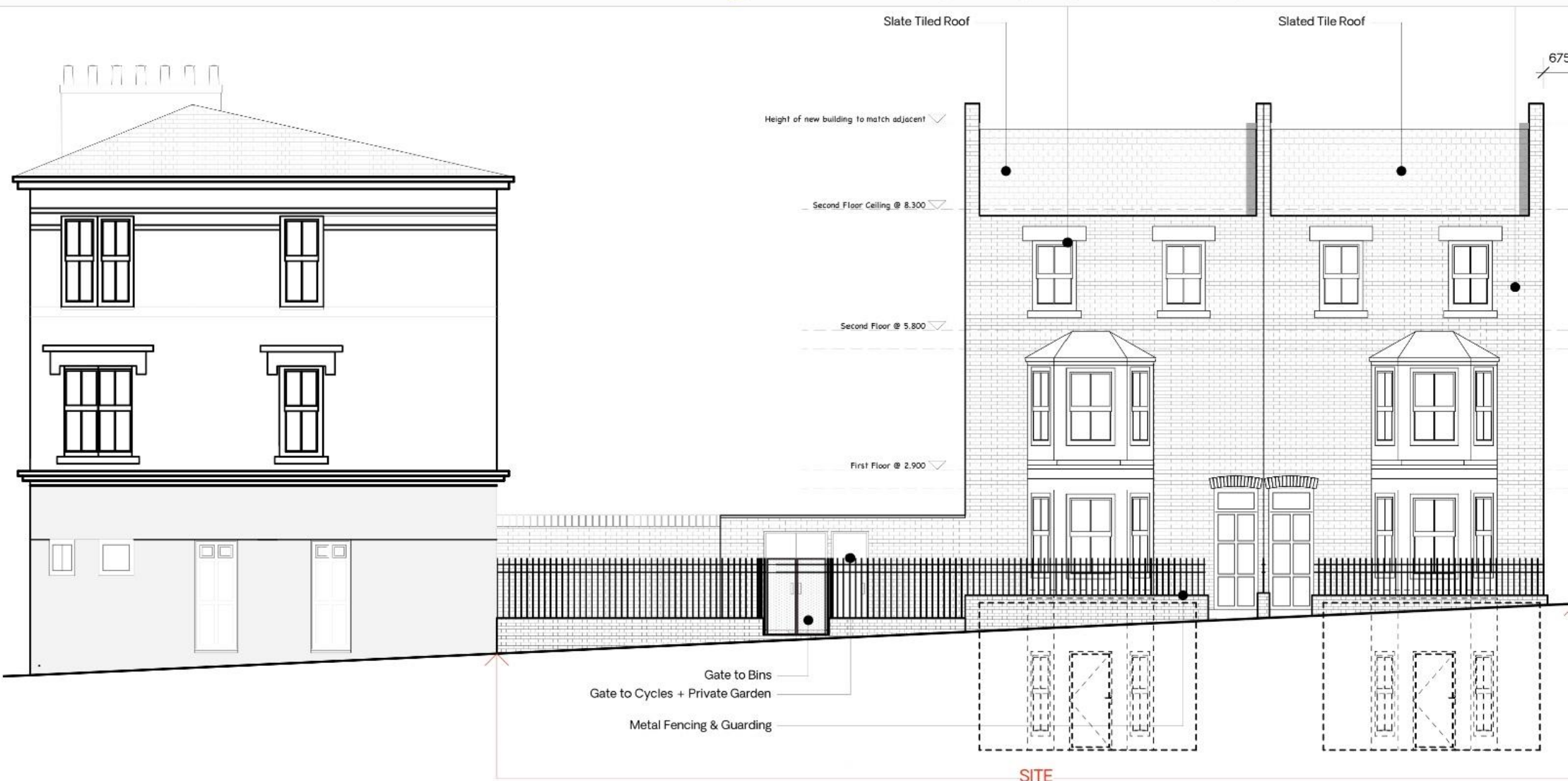
Claridges Commercial - Adrian Cole

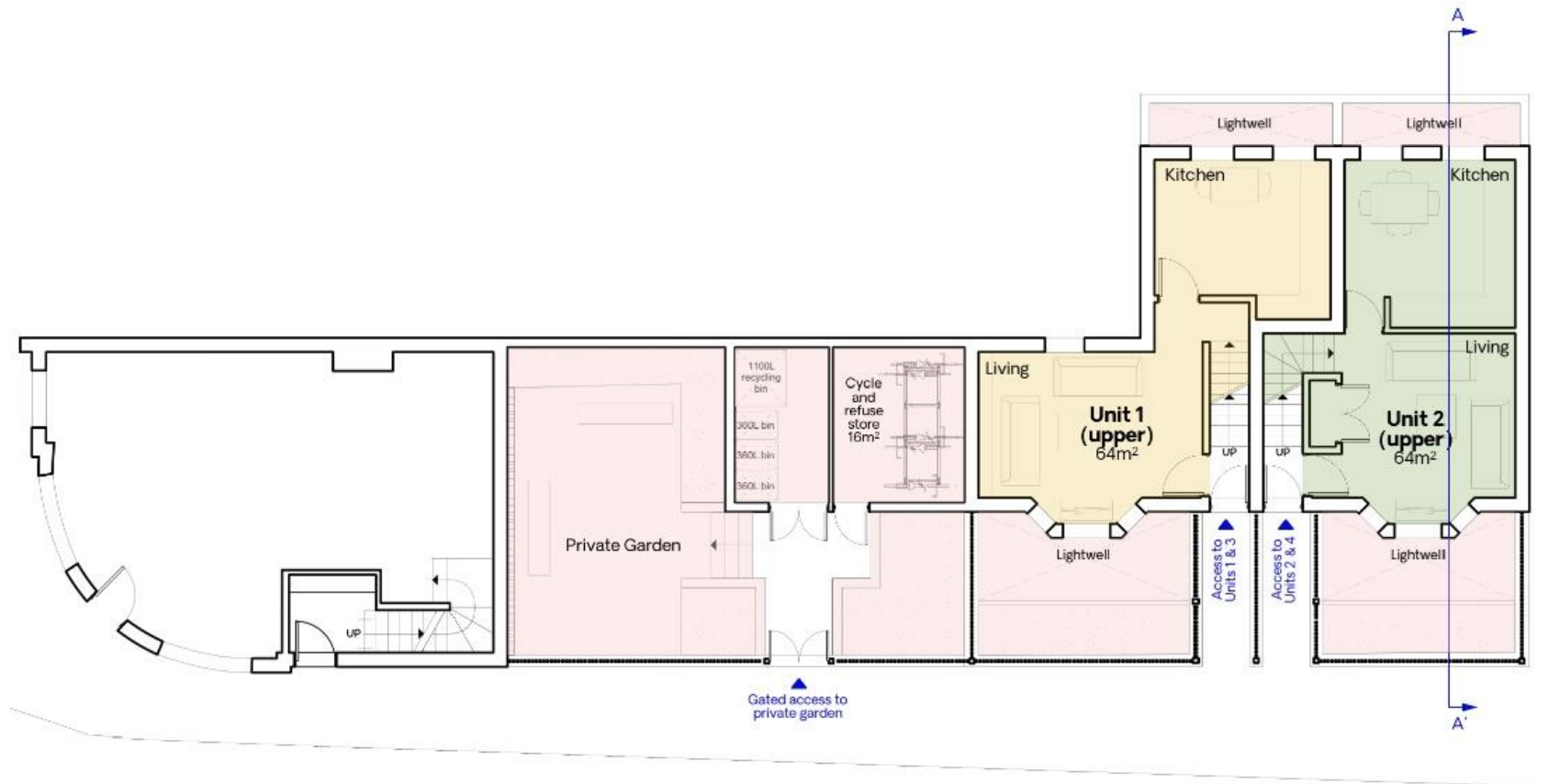
T: 020 8559 1122

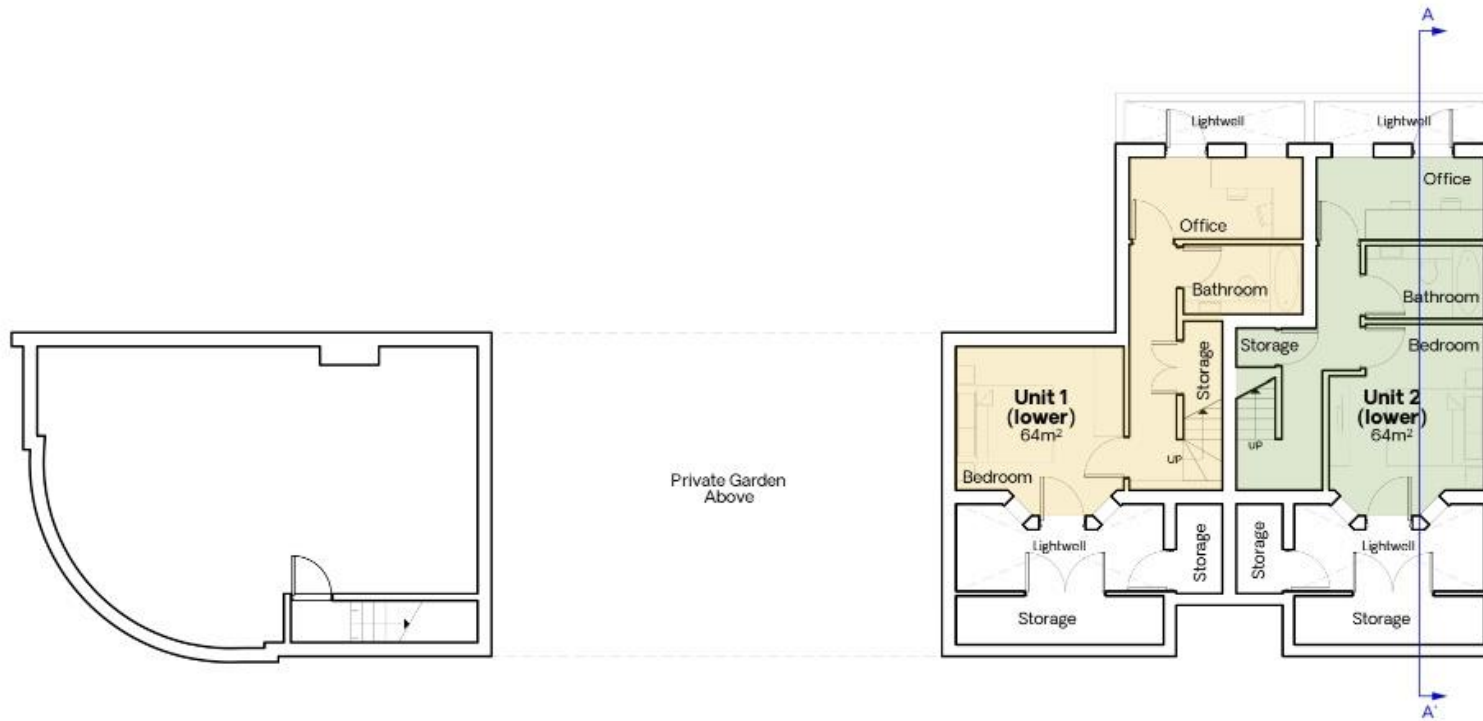
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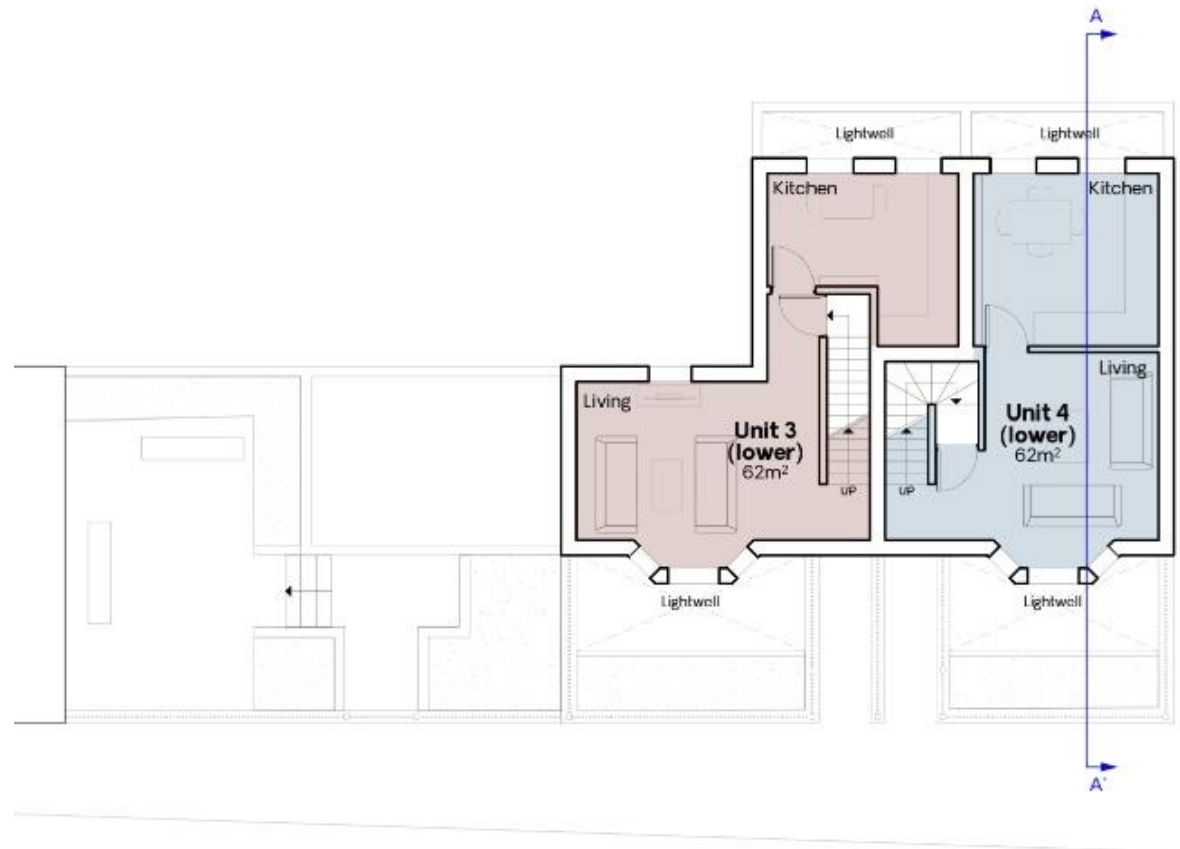
E: abc@claridges-commercial.co.uk

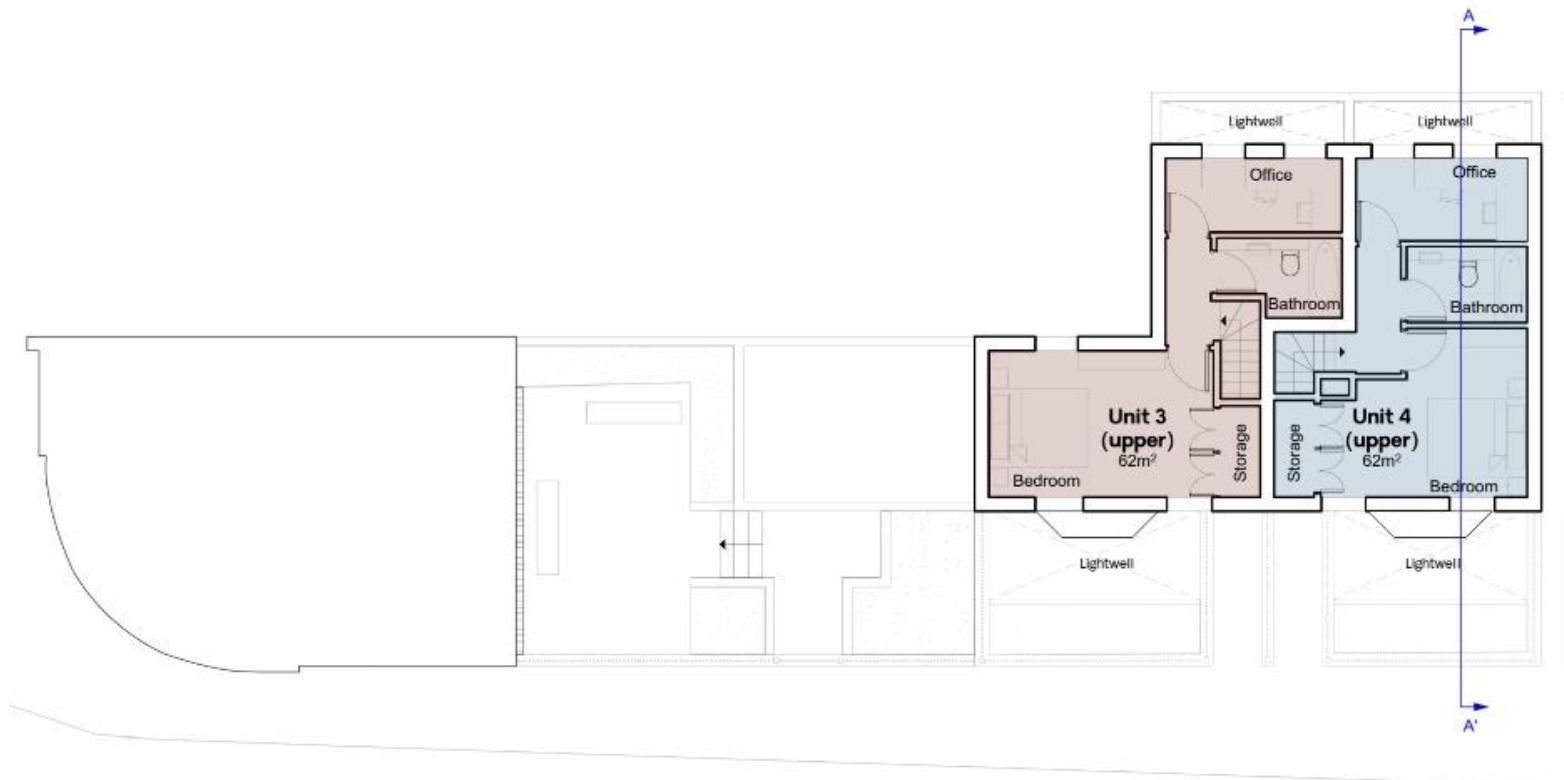












Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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