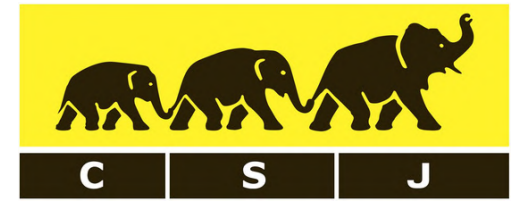
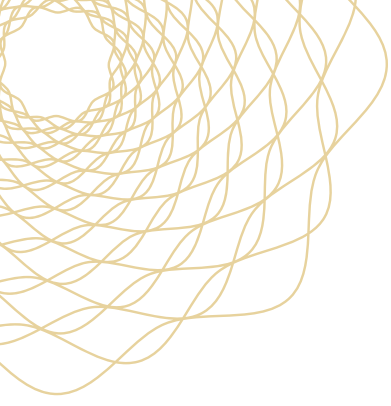




FOR SALE: RESIDENTIAL & INDUSTRIAL

69 - 71 BICKERSTETH ROAD

TOOTING, LONDON SW17 9SH



Summary

Freehold mixed use investment / development opportunity that has been in the same family ownership for over 35 years

Location

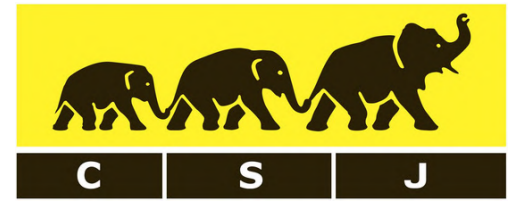
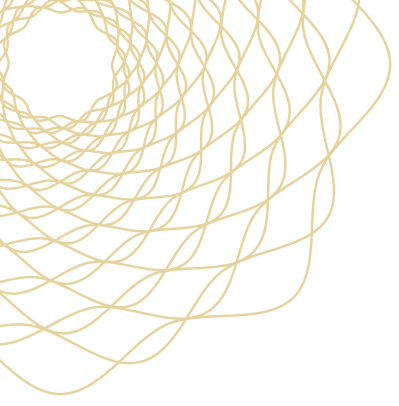
The property is situated on Bickersteth Road Tooting, some 6 miles south of Central London and within a mile of Wandsworth Common and 0.4 miles to Tooting High street (A24).

Tooting Broadway Station (Northern Line) 0.4 miles.
Tooting Overground Station (Thameslink) 0.3 miles.

Nearby major operators include Macdonalds, Primark, New Look, TK Max, Carphone Warehouse, Cafe Nero, Honest Burgers, Chicken Shop & Dirty Burgers, Boots, and more

As well as the above there is an increasing number of independent boutique stores, famous curry houses, bars and coffee shops making it understandable why this is a South London hotspot.





Site

The site is occupied by a detached three bedroom house, office space and car repair workshop

Site area is approximately 477 sqm

Title numbers 35277

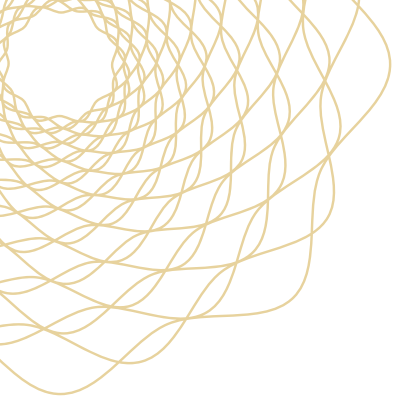
Planning

Current use classes on site E & C3

Subject to the relevant consents it is felt the site would lend its self to a comprehensive development removing all commercial elements and replacing with residential houses or apartments

Local planning authority: Wandsworth







The Terms

Unconditional offers preferred

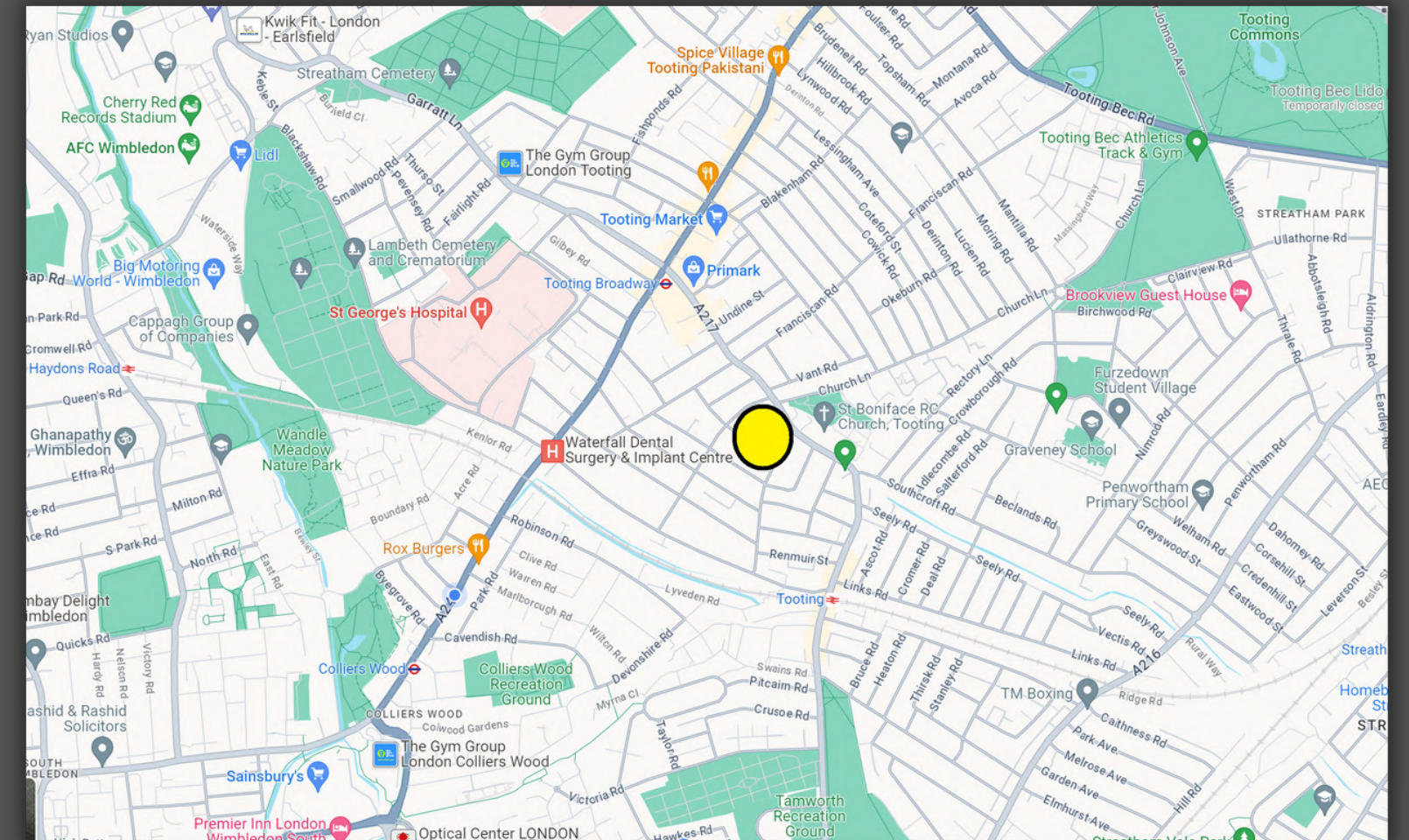
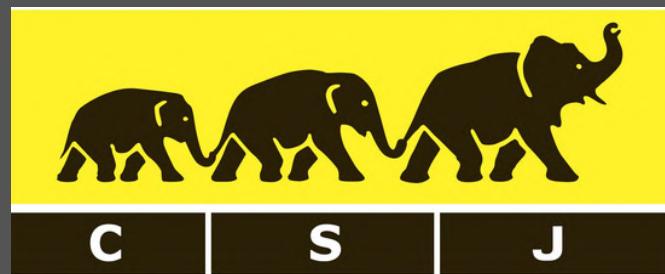
Subject to planning / delayed completion offers will also be considered

Guide Price £1,300,000 Freehold

**For Viewings
Contact Sole Agents
Christopher St James**

**020 8296 1270
developments@csj.eu.com**

www.csj.eu.com



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- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.