



Ref:1548



**Unique Freehold
Opportunity**

Unrestricted D1 Use

**Prime, Sought After
Location**

***336, Upper
Richmond Road,
London
SW15 6TL***

Prestige freehold for occupation and/or investment

Ground and lower ground floor D1 accommodation plus 2 x 2 bed self-contained flats

Forecourt car park for at least 10 cars plus large rear garden

Full vacant possession available end of August 2018

Approx. 1,677 sq ft (155.81m²) GIA, D1 accommodation presently fitted as a dental surgery

Unrestricted D1 use, Ideal day nursery, medical, education, training, specialist uses etc

Offers invited in the region of £2,000,000 for the freehold interest

Subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

The property is located on the South Circular Road in a high visibility location about 0.5 miles from Putney Town Centre and Putney High Street with its excellent shopping and transport facilities. Putney Station is approximately 0.3 miles for national rail services and East Putney station about 12 minutes walking distance for underground services.

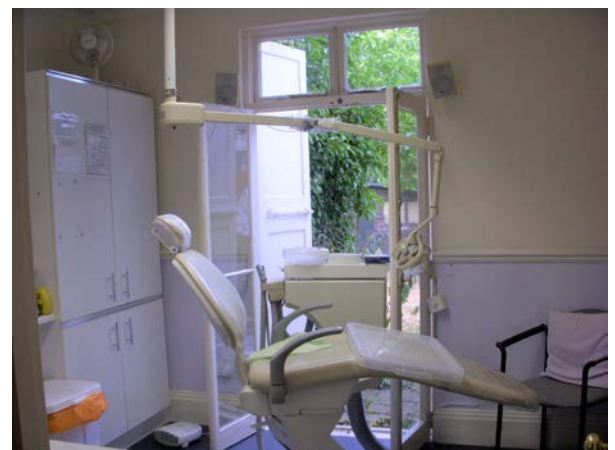
The Property

Prestige detached villa style double fronted property set in a gated site with a large forecourt and large rear garden. It is planned over lower ground, ground and first floors and is presently arranged as a dental surgery plus two self-contained two bedroom flats. This well-maintained property offers bright well-planned accommodation suitable for a variety of different uses. It has been in the present ownership since 1996 and was previously a dental surgery for many years. The ground and lower ground floors have unrestricted D1 use and are suitable for many D1 uses. The flats, which are accessed via a side entrance have been let furnished and will be offered with vacant possession by the end of August 2018. There is a forecourt which can accommodate at least 10 cars plus a large rear garden. Within the garden is a shed used as a laboratory plus a Wendy house. Please note that there is a restriction for use as a dental surgery. The accommodation is arranged as follows:

Ground Floor	Lower Ground Floor	First Floor/second
<ul style="list-style-type: none"> - Reception area - Hall - 3 x surgeries - Office - Conservatory/waiting room - Shower room - Utility and X ray rooms - WC's 	<ul style="list-style-type: none"> - Staff room/kitchen - Storerooms - Original wine cellar now a storeroom - Direct access to rear garden. 	<p>Flat A Kit/living room 2 bedrooms Bath/WC</p> <p>Flat B Kit/diner Living room 2 beds Bath/WC</p>



Conservatory/waiting room



Surgery

Floor Areas

Ground floor GIA approx. 1,383 sq. ft. (128.5m²)

Lower ground floor GIA approx. 294 sq ft. (27.3m²)

Total Gross internal floor area approx. 1,677 sq ft. (155.81m²)

Plus 2 x flats (not measured)

Note areas as supplied and are approximate

Services

Gas central heating

Note: Services not tested

Planning

We are advised that the property enjoys unrestricted D1 use in respect of the ground and lower ground floors. The two upper floors are residential. The property would also be ideal for other D1 uses including day nursery, medical (not a dental surgery), education, training, alternative therapies, specialist uses etc. Purchasers are advised to consult The London Borough of Wandsworth regarding specific occupational requirements. Please note the building is locally listed.

VAT

I am advised the property is NOT elected for VAT purposes

Rating

TBA

Possession

Full vacant possession upon completion.

Terms

Tenure: Freehold

Price:

Offers invited in the region of £2,000,000, subject to contract.

EPC Band E

Overage provision

In the event that a purchaser/tenant obtains planning permission within a period of 5 years following completion, for a change of use to residential in respect of the two lower floors an overage provision equal to 50% of the increase in value over the existing use value will become payable to the vendor upon the grant of such consent.

Cost

Each party to be responsible for their own legal and professional costs.

References

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

Holding Deposit

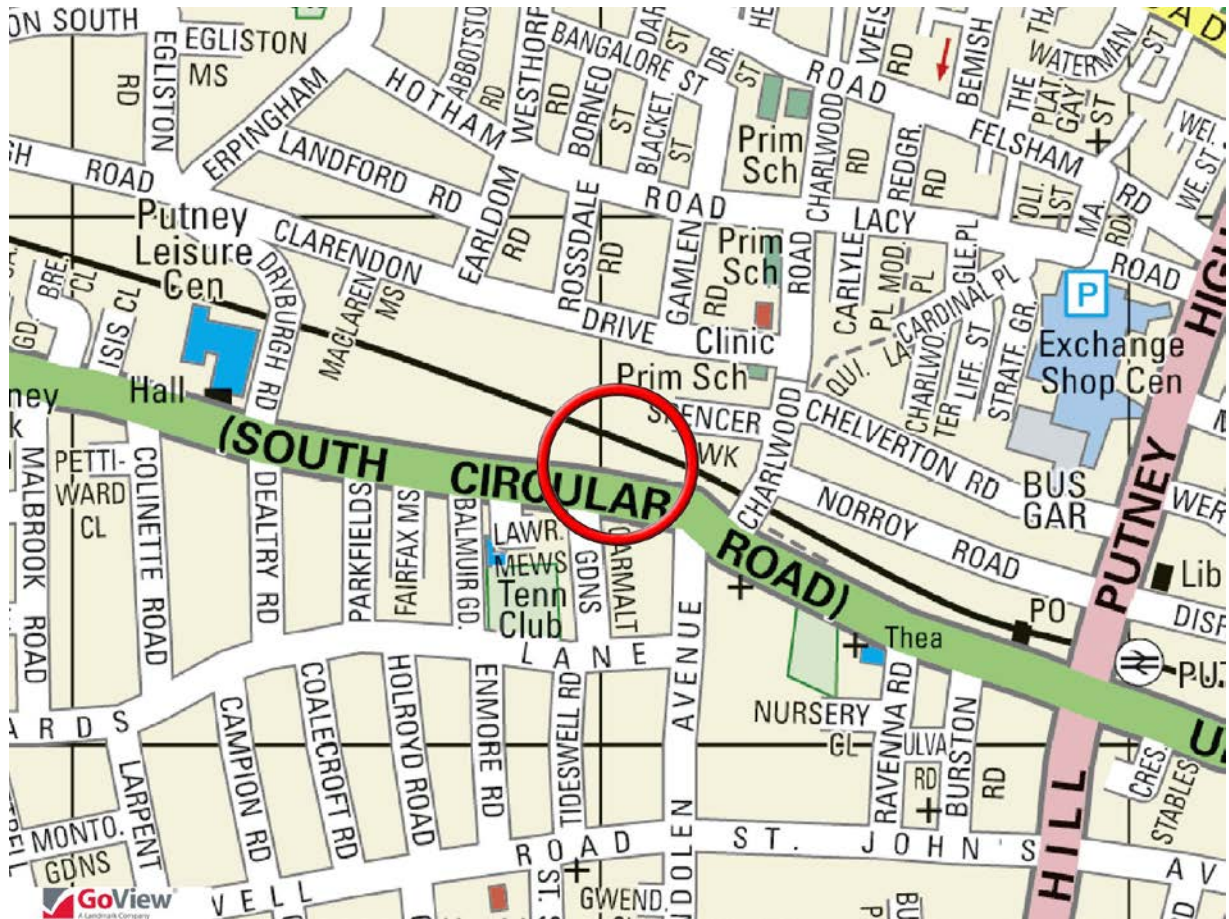
Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact:

Ben Wallis or Bernard Gordon FRICS:

Tel: 020 8099 3119

Email: sales@bernardgordon.co.uk



Site plan not to scale

