



FREEHOLD SHOP (FORMER BEAUTY SALON) WITH POTENTIAL FOR PART RESIDENTIAL CONVERSION (STP) FOR SALE



15 Approach Road, Raynes Park, London SW20 8BA

Location

The property is situated within the popular "Apostles" residential area opposite Raynes Park Railway Station and close to the Town Centre.

Type

A two/three storey inner terrace building comprising a ground floor commercial premises (occupied as a Beauty Salon for a number of years) with large rear single storey extension to the rear.

The residential flat arranged on the upper floors has been sold off on a Long Leasehold Interest (106 years unexpired).

Planning

Sui Generis (Beauty Salon) Use to ground floor.

The rear of the commercial premises has potential for conversion to self-contained residential unit(s) subject to Planning Consent.

Terms

The Freehold Interest in the property is offered for sale with full vacant possession of the ground floor.

Price

Offers in the region of £150,000 Freehold.

Further Details

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

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Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

15 Approach Road, Raynes Park, London SW20 8BA

- LOCATION:** The property forms part of a busy parade of shops and cafes serving the popular "Apostles" residential area situated opposite Raynes Park BR Railway Station and a short walk away from the Town Centre.
- DESCRIPTION:** A two/three storey inner terrace building comprising a ground floor commercial premises (occupied as a Beauty Salon for a number of years) which has a large single storey extension to the rear.
- The self-contained residential flat arranged over the first and second floors of the building has been sold off on a Long Leasehold Interest.
- The ground floor former Beauty Salon comprises the following areas/dimensions:
- | | | |
|--|---|------------------------|
| Front Reception/Shop Area | - | 215 square feet |
| Four x Private Treatment Rooms to Rear | - | 575 square feet |
| Net Internal Area | - | 790 square feet |
- PLANNING:** The commercial premises falls under the Sui Generis (Beauty Salon) Planning Use Class of the Town and Country Planning (Use Classes Order) Act 1987 (as amended September 2022).
- We are of the opinion that the rear of the commercial premises has potential for conversion to self-contained residential unit(s) subject to Planning Consent.
- BUSINESS RATES:** The annual Business Rates payable for the year ending 31st March 2025 is approximately £5,000. This liability can be reduced by application for Small Business Rates Relief.
- RESIDENTIAL LONG LEASEHOLD DETAILS:** The upper residential flat has been sold off on a Long Leasehold Interest for a term of 125 years from 1st September 2005 (106 years unexpired) with a peppercorn ground rent.
- TERMS:** The Freehold Interest in the property, with full vacant possession of the ground floor, is offered for sale.
- PRICE:** Offers in the region of **£150,000** Freehold.
- EPC:** An Energy Performance Certificate has been commissioned and will be made available to all interested parties
- FURTHER DETAILS/
VIEWING:** Please contact Sole Agents, Wallakers Commercial on 020-8399-5381.
- Seamus Mullaney: smullaney@wallakerscommercial.com
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