

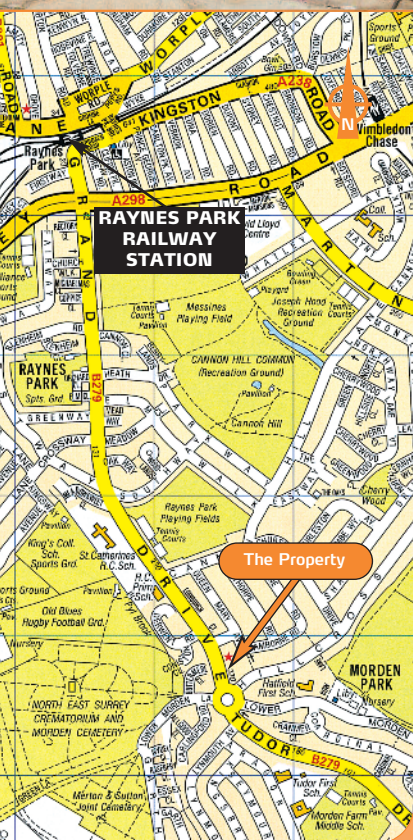
lot 40

**Builders Yard to the rear of 358-372 Grand Drive
Raynes Park, London SW20 9NQ**

Full
Vacant
Possession

Freehold Builders Yard & Warehouse
Units in Affluent South West London
Location

- Comprises two adjoining warehouse buildings and showroom on a site of approximately 0.054 Hectares (0.14 Acres)
- Situated to the rear of Grand Drive (B279) which leads directly to Raynes Park Railway Station
- Of interest to owner occupiers and developers
- Redevelopment potential (subject to consents)
- VAT free investment



Location

Miles: 10 miles south-west of London's West End
8 miles south-east of Richmond
5 miles south-east of Kingston-upon-Thames
Roads: B279, A238, A3
Rail: Raynes Park Railway Station (21 mins direct to London Waterloo)
Air: London Heathrow International Airport
London Gatwick International Airport

Situation

The property is situated to the rear of a prominent retail and residential parade fronting Grand Drive (B279), close to the roundabout junction with Hillcross Avenue. The area is predominantly residential and benefits from a Co-op supermarket, St John Fisher Primary School (Ofsted Good) and Hatfield Primary School (Ofsted Good) being nearby. On the corner of Hillcross Avenue and Grand Drive is a development site with planning permission for 9 apartments and a convenience store that has been pre-let to Sainsbury's Supermarkets Ltd. (Planning reference 12/P3086 Merton Council).

Description

The property comprises a self-contained showroom, with two adjoining single storey warehouses, and an additional small building at the corner of the site providing WC and kitchenette facilities. The property has a total site area of approximately 0.054 hectares (0.14 acres) and is enclosed by brick walls and palisade security gates. Access can be gained via the accessway at the side of 358 Grand Drive or from Hillcross Avenue.

The retail and residential parade known as 358-372 Grand Drive and the adjoining garages are also being offered in this sale. Please refer to Lots 32-39 and 41 of the auction catalogue.

Please note the mark up of the property on the aerial is for identification purposes only. Please refer to the title documentation in the legal pack.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Showroom	124.56 sq m	(1,341 sq ft)	VACANT POSSESSION
Ground	Warehouse	50.96 sq m	(549 sq ft)	
Ground	Warehouse	133.03 sq m	(1,432 sq ft)	
Ground	WC/Kitchen	7.19 sq m	(77 sq ft)	
Totals		315.74 sq m	(3,399 sq ft)	

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