



PROPERTY CONSULTANTS

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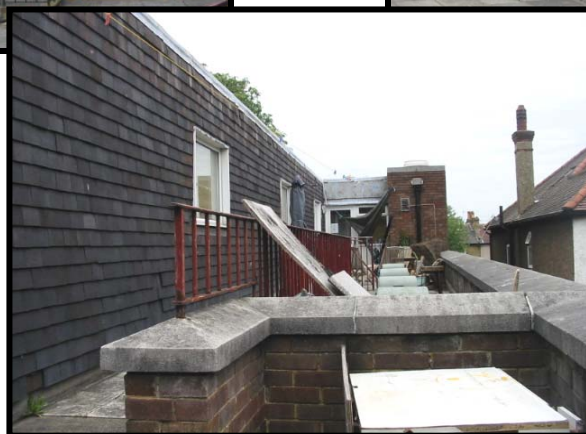
## FREEHOLD EX PUBLIC HOUSE CONSIDERED SUITABLE FOR D1 PURPOSES



Front Elevation



Side Elevation



Roof Terrace

**UPPER TULSE HILL, LONDON SW2  
APPROX 5,468 SQ FT (508 M<sup>2</sup>) GROSS  
INCLUDING 4 BEDROOM FLAT**

**OFFERS INVITED FOR THE FREEHOLD INTEREST  
IN EXCESS OF £600,000 SUBJECT TO CONTRACT  
CONDITIONAL OFFERS (SUBJECT TO A CHANGE OF USE TO D1)  
WILL BE CONSIDERED.**

**Location:**

The property is located in Upper Tulse Hill, which connects Brixton Hill and Tulse Hill and is within easy reach of Streatham, Brixton and Clapham. Streatham Station is approximately 1 mile to the south.

**The Property:** Detached former purpose built public house of brick construction, planned on lower ground, ground and first floors, The property features a front car park, first floor 4 bedroom flat, large lower ground floor area and the original pub/bars on the ground floor.

The property still has the original bar and fitted areas plus WCs. Cold room etc.

The lower ground floor is effectively at street level and has direct access for loading/unloading direct from the car park. The first floor flat comprises reception room, 4 bedrooms, two bathrooms/WC's separate WC and kitchen. The flat also features a roof terrace.

**Areas:** The approximate gross internal floor areas as supplied are as follows:

Lower ground floor approximately 190 m<sup>2</sup> (2,045 sq. ft.) gross

Ground floor " 190 m<sup>2</sup> (2,045 sq. ft.) "

First floor " 128 m<sup>2</sup> (1,377 sq. ft.) "

Total gross internal floor area 508 m<sup>2</sup> (5,468 sq. ft.) approx.

Exterior Front car park.

**Note the floor areas are as supplied and are to be verified on site.**

**Rating:** Rates Payable TBA

**Tenure:** The property is of freehold tenure

**Planning:** The existing use is A3. Offers conditional upon a change of use to D1 will be considered. The property is considered suitable for alternative uses including community/religious, education, training, medical, dental, veterinary etc, subject to planning. A planning application has been submitted to redevelop the property to form 8 x 2 bedroom flats. This has yet to be determined.

**VAT:** The property is elected for VAT purposes.

**Possession:** Full vacant possession upon completion.

**Terms:** Offers are invited in excess of £600,000 for the freehold interest, subject to contract.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**



Site plan. Not to scale

