

**FOR SALE**

**goodsir**  
COMMERCIAL



## **Battersea park Road, Battersea, SW11 4NB**

### **School Premise (F Class) For Sale**

**AREA:** 2,656 sq.ft (247 sq.m) approx. | **PRICE:** £1,395,000

#### **LOCATION:**

Situated moments away from Battersea Park this former school has been in the same ownership since the late 1980's.

Mandeville Courtyard is well positioned on Battersea Park Road and lies between Battersea Park Road and Warriner Gardens. The property benefits from its on private entrance on Warriner Gardens, which runs parallel with Prince Of Wales Drive. The area benefits from a vast selection of shops and restaurants along with the amazing Battersea Park leisure facilities.

The area benefits ample bus routes along with the mainline rail station at Battersea Park and Queenstown Road with the new underground Station at Battersea Park.

#### **DESCRIPTION:**

The property was originally built in 1878 as Propert's Boot Blacking Factory, is arranged over ground and lower floors under two separate leasehold interests held by way of the original 211 year leases with 89 years remaining (peppercorn ground rental) but also has a share of the Freehold.

Regulated by:



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## Battersea park Road, Battersea, SW11 4NB

**USE CLASS:** F.1 - Learning and Non-Residential Institutions

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	1,288	120
Lower Ground	1,368	127
<b>TOTAL</b>	<b>2,656 sq.ft</b>	<b>247 sq.m</b>

*(All measurements are approx. on a NIA basis)*

**AMENITIES:**

- Share of Freehold
- Good Ceiling height throughout
- Excellent Natural Light throughout
- Beautiful Original Industrial Building
- Vast amount of Local Amenities
- Ample Transport Facilities
- Flexible / Useable Teaching Space
- Good Condition Throughout

**TERMS:**

**PRICE:** £1,395,000

**RATES PAYABLE:** Rateable Value estimated to be £\_\_\_\_\_. Each party is advised to contact the relevant local council.

**VAT:** Not applicable (TBC).

**SERVICE CHARGE:** £8,947 (excluding the reserve fund) approx.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**CONTACT:**



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