

# Industrial and Residential Investment FOR SALE

23 Pensbury Place  
Battersea  
London SW8 4TP

4,252 sq. ft.  
(394.93 sq. m.)



OF INTEREST TO INVESTORS AND DEVELOPERS  
SITE AREA APPROX. 0.101 ACRES (0.041 HA)

 andrew scott  
robertson  
commercial



PROFESSIONAL PROPERTY PEOPLE



## LOCATION PLAN



## LOCATION

The property is located close to Wandsworth Road overground station and approximately ¾ mile south of Battersea Power Station/Nine Elms, with its major redevelopment including the recent opening of new underground stations at both locations.

The property is located to the south west side of Pensbury Place and opposite the recently constructed multi-storey car park adjacent to the new Royal Mail delivery office located in Pensbury Street.

## DESCRIPTION

The subject property comprises a mid-terraced property arranged as a warehouse to the majority of the ground floor (occupying 23 and 23B Pensbury Place), a small owner-occupied office at 23C Pensbury Place and a first floor 3-bedroom flat, known as 23A Pensbury Place.

## AMENITIES

- Short walk to Wandsworth Road station (Overground – Windrush line).
- Majority of ground floor let since 2018.
- 1 flat let on AST.
- Good commuter location.
- Development potential with lapsed consent

## TENURE

Freehold subject to the various tenancies, as outlined in the below schedule.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VAT

The property is not elected for VAT.

## BUSINESS RATES / COUNCIL TAX

See below tenancy schedule.

Interested parties are recommended to make their own enquiries with Lambeth Council.

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Strictly by appointment via Sole Selling Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

**£2,200,000**

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

## CURRENT RENTAL INCOME

Total current income is £105,100 per annum. See attached tenancy schedule. There is scope to increase this by letting the offices.

This provides an initial yield of 4.51% after usual purchaser's costs of 6.02%.

## EPC RATING

See adjacent tenancy schedule.

## ACCOMMODATION

Refer to tenancy schedule.

## USE

Retail / Residential

## TENANCY SCHEDULE

Demise	Floor Area (sq. ft.)	Floor area (sq. m)	Use	Rent pcm	Rent pa	Deposit	Lease Expiry	EPC Rating	RV / Council Tax
<b>23 &amp; 23b</b>	3,176	294.99	Industrial (E/B8)	£6,458	£77,500	£37,500	21/06/2028	23 - E (122) 23b - D (91)	23 - £17,500 23b - £20,500
<b>23a</b>	816	75.79	Residential (C3)	£2,300	£27,600	£2,250	28/08/2025	D (60)	D
<b>23c</b>	260	24.15	Office (E)	N/A	N/A	N/A	N/A	D (79)	£5,000
<b>TOTAL</b>	<b>4,252</b>	<b>394.93</b>		<b>£8,758</b>	<b>£105,100</b>	£39,750			

## DEVELOPMENT POTENTIAL / PLANNING

Planning permission was granted in 2012 for demolition of existing buildings and erection of a four storey building to provide both storage/distribution (use class B8) and ancillary office space (use class B1) with associated vehicle loading/delivery including light goods vehicle parking. (Application number 12/02853/FUL refers.)

## TENANCIES

23 & 23b let to Badiani Limited. Company number 09303465. Manufacturers of ice cream. Credit rating of C (34) Moderate Risk

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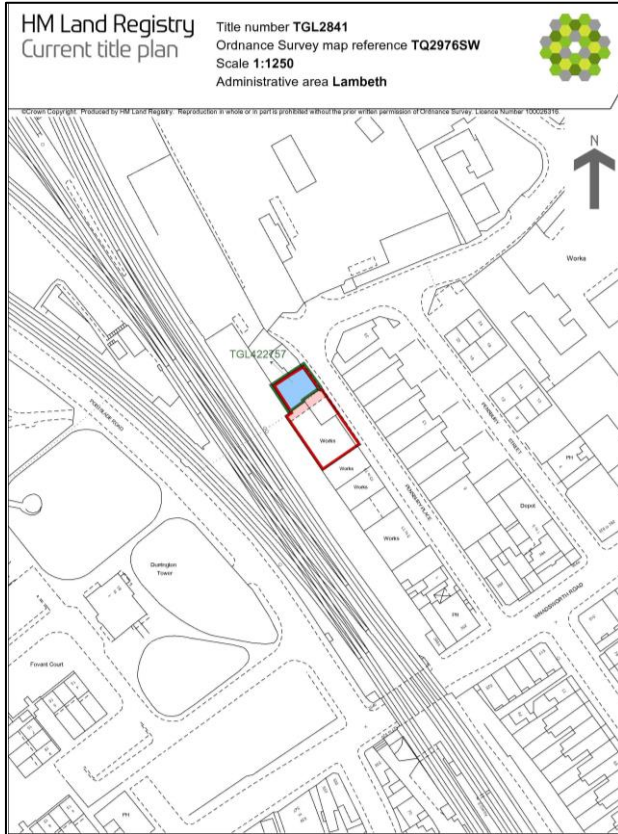
**£2,200,000**

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## SITE PLAN



## FLOOR PLANS



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