



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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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
TOTAL	2,656 sq.ft	247 sq.m

(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:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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