

Battersea Rise (A205)

Limburg Road

## **Prime Freehold Building For Sale in Clapham**

Prominent 5-Storey Mixed-Use Building with Planning

**Vacant Retail & Basement with 3-Storey Residential Uppers**  
(Planning Permission Granted - Roof & Rear Extension & 13-Bed HMO)



## SUMMARY

- Complete freehold building on prominent corner position
- Potential to add value by active asset management
- Well located on Battersea Rise within the London Borough of Wandsworth
- Situated within 500m of Clapham Junction Railway & London Overground Station
- Planning Permission for further development granted in Oct 2023
- **Highly affluent residential location**
- Retail premises to be offered with full vacant possession
- **Fully tenanted Residential apartments above**
- Busy footfall location
- **Current estimated rental income of £183,000 pa**
- **Estimated rental income post-development of £365,200 pa**

64 Battersea Rise, Clapham, London, SW11 1EQ

*Premier Location in South West London*

Vacant Retail & Basement with 3-Storey Residential Uppers  
(Planning Permission Granted - Roof & Rear Extension & 13-Bed HMO)



We are inviting offers in the region of **£3,000,000 (three million pounds)** subject to contract for the freehold interest of the property.







#### UNDERGROUND & RAIL SERVICE



**Clapham Junction**  
3 minutes

**Vauxhall**  
7 minutes

**London Victoria**  
12 minutes

**London Waterloo**  
11 minutes

**St. Pancras**  
25 minutes

#### TRAVEL DISTANCES

Road	Miles
A3	1.7
M4	7.4
M3	13
M25	15

Airport	Miles
London City Airport	13.2
Heathrow	15.9
London Gatwick	24.2
London Luton	39.7
London Stansted	42.5

Source: Google Maps

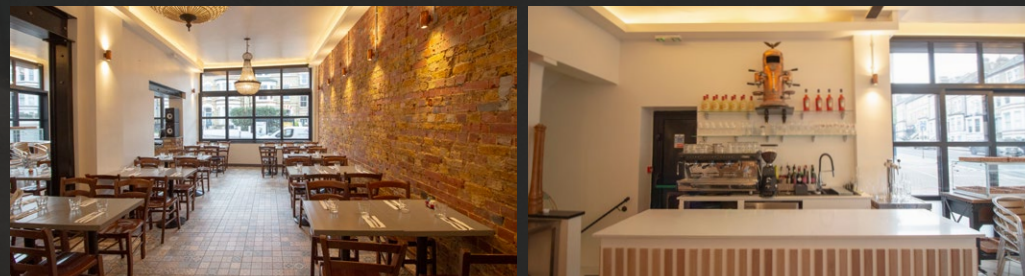
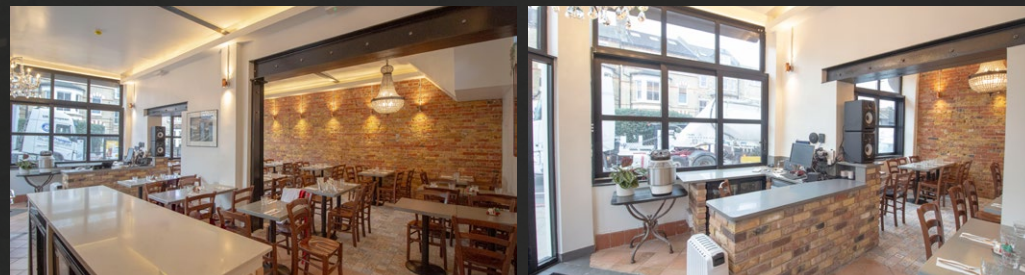
#### LOCATION

Clapham is a thriving and sought-after neighbourhood within the London Borough of Wandsworth, offering a unique blend of city convenience and village charm. **Positioned 5 miles (8 km) southwest of Central London**, it enjoys a prime location with Wandsworth to the west and Brixton to the east, making it an attractive choice for residents seeking excellent connectivity and a vibrant lifestyle.

Known for its prosperous and dynamic community, Clapham appeals to young professionals and families alike. The area is home to outstanding schools, as well as an excellent selection of independent shops, stylish boutiques, cafés, restaurants, and lively bars, ensuring a vibrant social scene.

#### SITUATION

The property is prominently located on Battersea Rise, a road benefiting from high footfall and through traffic. The surrounding area comprises a selection of retail outlets ranging from restaurants, eateries, bars, and other general stores. Residentially the area is affluent and popular with professionals and families alike, with excellent access to schools.





## TENANCY SCHEDULE

Address	Description	Tenant	Lease Term	Rental Income
64 & 64a Battersea Rise	Ground Floor Retail & Basement	Vacant	N/A	ERV - £80k pa
First Floor (64a)	Studio Style Bedsit	Let to an individual	12 month AST	£1,700 pcm / £20,400 pa
Second Floor (64a)	Studio Style Bedsit	Let to an individual	12 month AST	£1,300 pcm / £15,600 pa
Third Floor (64a)	Studio Style Bedsit	Let to an individual	12 month AST	£1,500 pcm / £18,000 pa
First & Second Floors (64b & C)	4 Bedroom Flat	Let to professionals	12 month AST	£4,100 pcm / £20,400 pa
<b>TOTAL</b>				£183,000 pa (ERV)

## PLANNING PERMISSION

The property will be sold with the benefit of an approved planning permission by Wandsworth Council, dated 25th October 2023 (under application no: 2023/0613) which permits alterations including:

- Erection of a roof extension to the main roof
- Erection of part-two, part-three-storey rear extension
- Formation of rear roof terraces with metal railing surround at second and third floors
- Installation of French doors and safety railings to first floor rear elevation
- Installation of replacement extraction duct and flue to rear elevation
- Excavation to enlarge existing basement for existing restaurant (Class E(b))
- In connection with change of use of upper floors from 2x self-contained flats (Class C3), to 13-bed HMO (Sui Generis)

## ESTIMATED RENTAL VALUE POST-DEVELOPMENT

Address	Description	Estimated Rental Income
64 & 64a Battersea Rise	Ground Floor Retail & Basement	ERV - £100,000 pa
First, Second & Third Floors	13 x HMO Rooms	13 Rooms £22,100 pcm / £265,200 pa (per room £1,700 pcm / £20,400 pa)
<b>TOTAL</b>		<b>£365,200 pa</b>

## INVESTMENT POTENTIAL

This freehold property presents an exciting opportunity for investors, developers, or owner-occupiers looking to capitalise on a prime London location with approved development potential. The combination of a well-positioned commercial space and high-demand residential accommodation ensures strong rental and capital growth prospects.

Additionally, the owners have been in active discussions with an outdoor media company that has expressed interest in leasing the side elevation for the installation of a digital marketing board, offering an additional revenue stream. Further details are available on request.

## LOCATION HIGHLIGHTS

- **Prime Battersea position** – a thriving and sought-after area known for its vibrant mix of independent shops, restaurants, and cafés.
- **Excellent transport links** – within walking distance of Clapham Junction Station (Zone 2), providing fast connections to London Waterloo, Victoria, and Gatwick Airport.
- **Strong local demand** – a popular area for both young professionals and families, ensuring consistent residential and commercial interest.

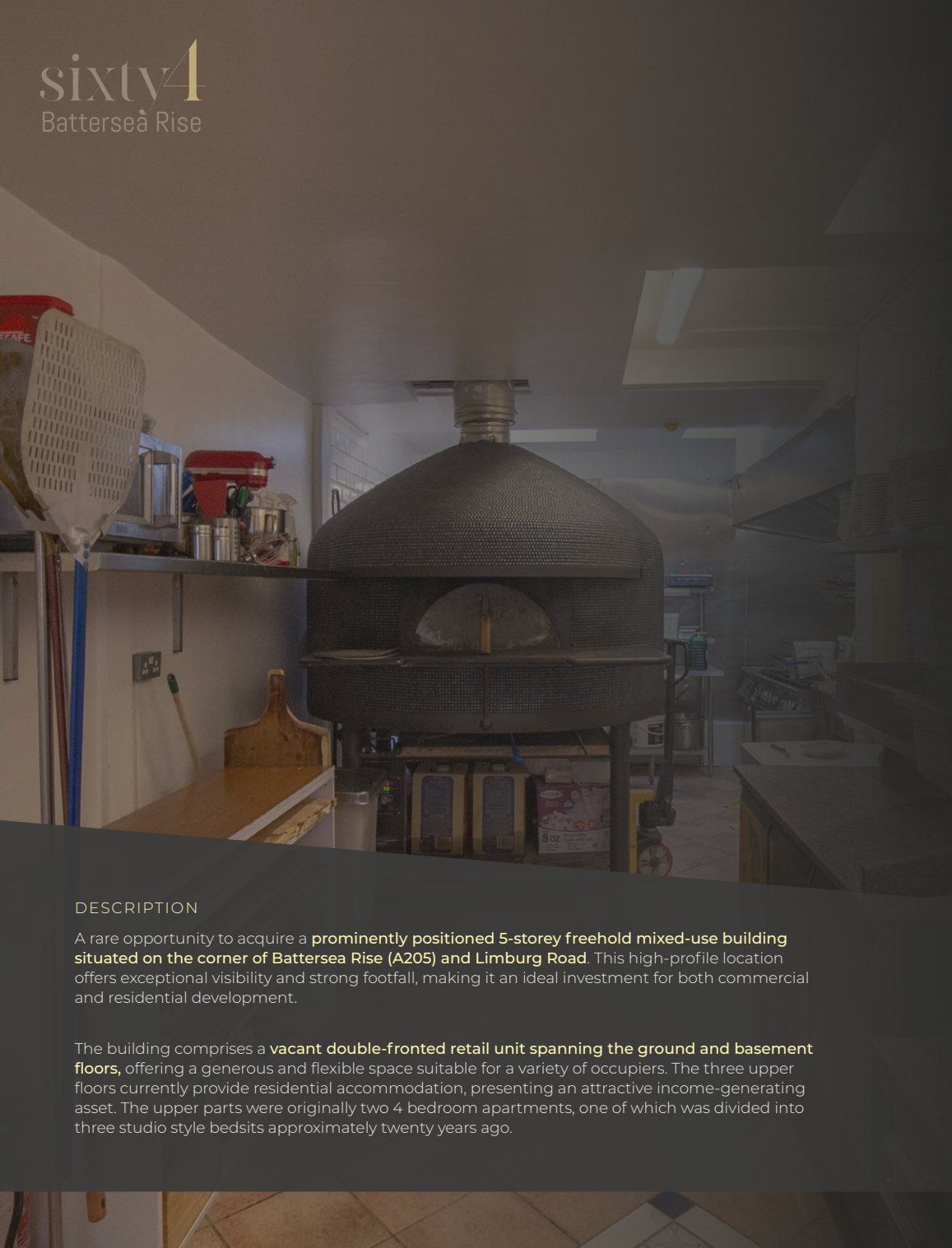
## ASSET MANAGEMENT OPPORTUNITY

This property presents an exceptional value-add opportunities, offering multiple avenues or enhancing income and capital growth. Key opportunities include:

- **Development Potential** – The property benefits from approved planning permission for a significant redevelopment, allowing for the expansion of the commercial space and the conversion of the upper floors into a 13-bedroom HMO. This offers the potential for a substantial uplift in rental income and overall asset value.
- **Flexible Commercial Letting Options** – The double-fronted retail unit on the ground floor and basement provides a versatile space suitable for a variety of tenants, from independent retailers to established brands, food and beverage operators, or service-based businesses. The ability to re-let to a range of occupiers ensures long-term demand and income stability.
- **Outdoor Media Advertising Potential** – The side elevation of the building offers an additional revenue stream through outdoor advertising. The owners have already engaged in discussions with a leading outdoor media company, which has expressed interest in leasing the space for the installation of a digital marketing board. This presents an opportunity to generate passive income from advertising in this highly visible location.

With strong **development scope, flexible leasing opportunities, and additional income potential through media advertising**, this property is an outstanding investment with significant upside potential.





## DESCRIPTION

A rare opportunity to acquire a **prominently positioned 5-storey freehold mixed-use building situated on the corner of Battersea Rise (A205) and Limburg Road**. This high-profile location offers exceptional visibility and strong footfall, making it an ideal investment for both commercial and residential development.

The building comprises a **vacant double-fronted retail unit spanning the ground and basement floors**, offering a generous and flexible space suitable for a variety of occupiers. The three upper floors currently provide residential accommodation, presenting an attractive income-generating asset. The upper parts were originally two 4 bedroom apartments, one of which was divided into three studio style bedsits approximately twenty years ago.

## ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Retail	1,161	107.86
Ground Floor Basement	999	92.81
First Floor	1,197	111.20
Second Floor	742	68.93
Third Floor	269	24.99
<b>Total</b>	<b>4,368</b>	<b>405.79</b>

All areas are approximate and calculated on a Gross Internal Area (GIA) basis. Interested parties are advised to carry out their own measurement survey.

## TENURE

The property is held as a complete freehold under Land Registry Title No. SGL84434. Under the official address 64, 64a, 64b & 64c Battersea Rise, London, SW11 1EQ

## FIXTURES & FITTINGS

The fixtures and fittings for the current restaurant can be purchased via separate negotiations otherwise will be stripped-out, ready for an incoming occupier to fit-out as per their specification.

## TENANCIES

The retail and basement space will be provided with full vacant possession and the residential upper parts will be subject to the assured shorthold tenancies listed under Tenancy Schedule section.

## PRICE

We are inviting offers in the region of **£3,000,000 (three million pounds)** subject to contract for the freehold interest of the property.

## VAT

We have been advised that the property has not been elected for VAT.

## AML

The purchaser will be required to provide information as requested in order to satisfy Anti-Money Laundering Policy.

## PURCHASER PROFILE

All offers will have to be supported with proof of funds or funding confirmation.



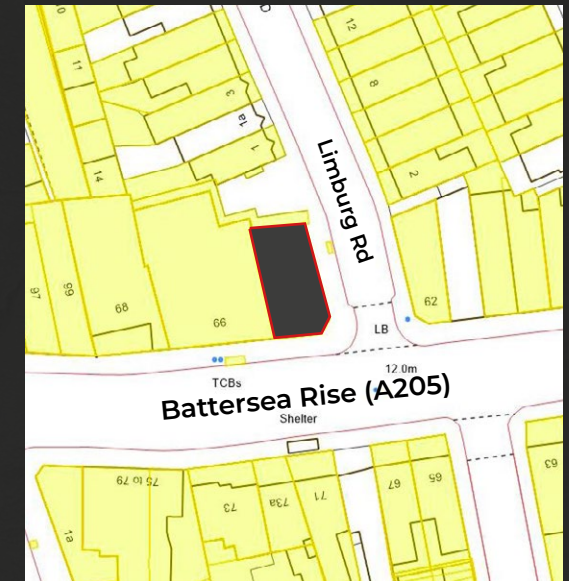
64 Battersea Rise, London, SW11 1EQ

sixty4  
Battersea Rise



Rear of the property access via Limburg Road

OS Plan



EPC  
Energy Performance Asset Rating: Upon application

For further information or to make arrangements for viewing please contact:

Amar Picha

020 8075 1237

amp@telsar.com

Dipesh Patel

020 8075 1233

dp@telsar.com

**TELSAR**  
COMMERCIAL REAL ESTATE

020 3333 2222 | info@telsar.com | www.telsar.com  
Telsar Ltd, Brook House, 54a Cowley Mill Road, Uxbridge, UB8 2QE

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