



**GARAGES & LAND ROTHESAY RD
WIMBLEDON CHASE SW20 8JU**

Guide Price £150,000 Freehold



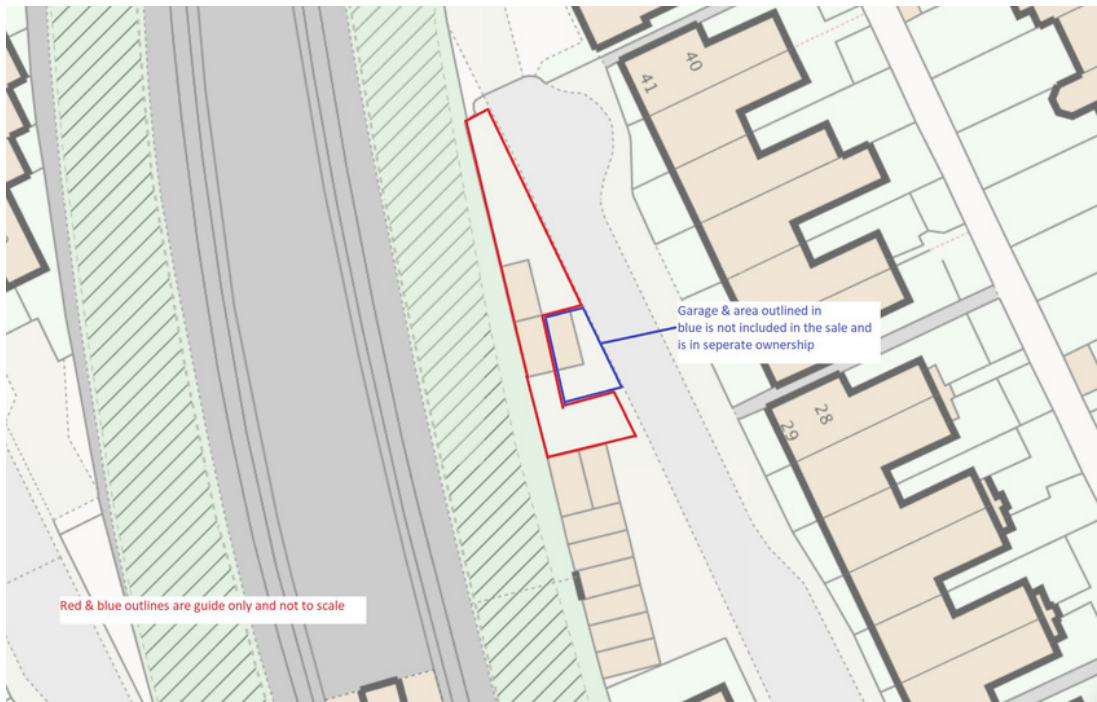
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

developments@csj.eu.com



DESCRIPTION

Single storey semi detached lock up garage with a cleared triangular shaped parcel of land to the rear previously occupied by a single garage that was demolished by its previous owner

To confirm the garage to the right hand side is not included in this sale

The property is on two separate titles under the same ownership with a breakdown on sizes as follows

Garage 9: GIA is 12 Sq m and the site area is 52.6 Sq m, please be advised the main area of land is subject to rights of way for neighbouring garages.

Land to Rear: Site area 85 Sq m - Cleared

All sizes are approximate

LOCATION

Rothsay Avenue is a residential no through road comprising a mix of houses and flats

Located less than one minute to Wimbledon Chase BR Station and a number of shops including Tesco, Co Op and Costa Coffee,

An F45 Gym is also along the same parade, Central Wimbledon is less than a mile.

Access to the A3 is approximately 5 minutes by car and the M25 is 20 minutes





PLANNING

No planning applications were found however it is felt that subject to the relevant consents a building could be placed on the land used as residential or storage

Future potential exists for a comprehensive development if all garages could be acquired

VIEWING

The land and garage is visible from the roadside

TERMS

We are instructed as sole agents to seek unconditional offers only

Guide Price £150,000

LEGAL COSTS

Each party are responsible for their own legal expenses

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.