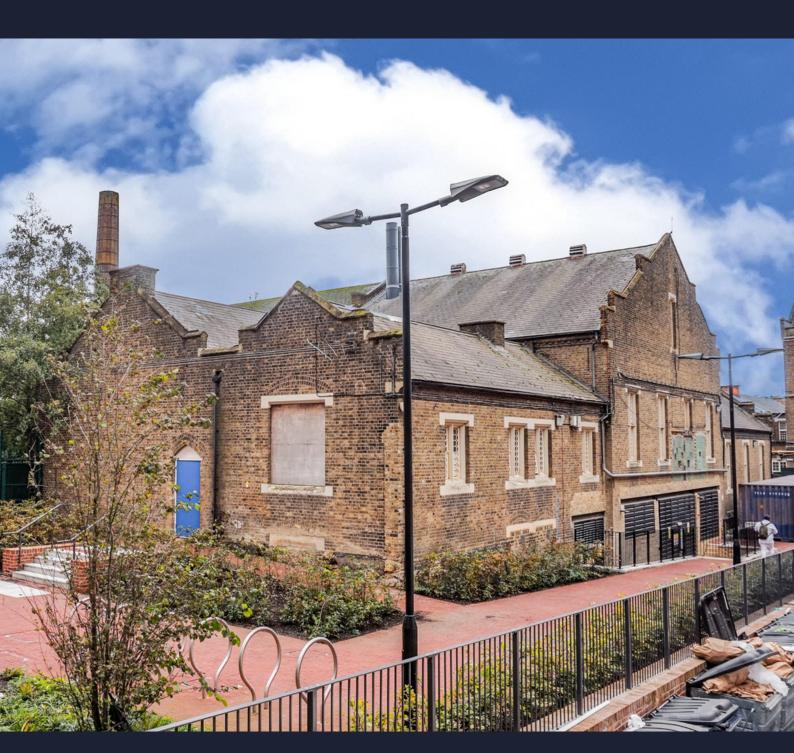


REAL ESTATE ADVISORS



The Ballroom, Springfield Village, Tooting SW17 7DJ

FREEHOLD COMMERCIAL BUILDING FOR SALE (7,665 SQFT GIA)

## Summary

- Unique opportunity to acquire vacant freehold commercial building extending 7,665sqft (GIA)
- Property forms part of Springfield University Hospital redevelopment delivering 831-new homes in Tooting
- Building most recently used by NHS and has assumed **E-Class use**
- Opportunity likely to appeal to both investors and owner occupiers
- Potential occupation might include artist studios, co-working operators, brewery or day nursery
- We are guiding offers at £1,850,000 (£241psf) for the freehold interest with vacant possession

# The Building

Attractive period property with accommodation laid out over ground (6,553sqft) and lower ground (1,112sqft) totalling 7,665sqft (GIA). Ability to add floor space through mezzanine floor.

Having originally been **used as a ballroom** and **most recently by the NHS**, we understand that the property now benefits from **Class-E use**. The building is **locally listed**.

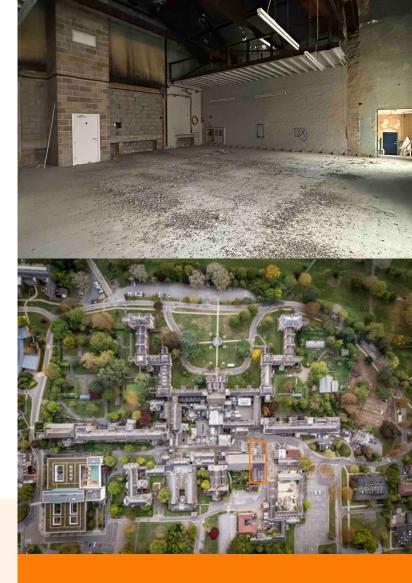
#### Location

Property on **Springfield Drive** within **Springfield Village redevelopment** in **Tooting** (**Zone-3**).

In walking distance to popular local attractions including **Tooting Broadway** & **Tooting Market**.

#### **PROPERTY ADDRESS**

The Ballroom Springfield Village Tooting SW17 7DJ



# The Development

Exclusive regeneration scheme delivering over **1,000-new homes**, built within the grounds of **Springfield University Hospital** in **Tooting**.

This mix of **conversion** and **new build homes** from **City & Country**, **Barratt Homes** & **London Square** creates an exciting architectural mix, juxtaposing old and new.

Scheme benefits from on-site cafe, retail space, public square, newly restored listing buildings and 32-acres of public parkland.

## **Public Transport**

Springfield Place benefits from excellent transport links.

This includes **Tooting Bec Underground Station | Northern Line** (9-mins walk) and **National Rail** services available from **Earlsfield**and **Wandsworth Common Stations** (20-mins walk).

The nearest bus stop is located on **Glenburnie Road (B)**, just a **7-minute walk** from the property.

#### **Current Use**

Property assumed to benefit from **E-Class use** due to its allocation for commercial within the overall planning application for the site.

Buyers should rely on their own planning **advice** to confirm approved use.

# **Potential Occupiers**

Will interest wide range of users and could be suitable for artistic groups, galleries, day nurseries, co-working operators, brewery, food hall or event space.

#### **Terms**

We are guiding offers at £1,850,000 (£241psf) for the freehold interest with vacant possession.

#### Viewings

Strictly by appointment only, please contact Henshall & Partners to arrange.



**CONTACT US** 



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