

Former Cavendish Road Police Station, 47 Cavendish Road SW12

Development opportunity.



Side elevation



The opportunity.

Former Cavendish Road Police Station, 47 Cavendish Road SW12 0BL

The former Cavendish Road Police Station provides an exciting development opportunity in the heart of Clapham, South West London.

- The site is well located off Clapham Common South Side close to the amenities of both Balham Hill and Abbeville Village
- The property is accessed from Clapham Common South Side along Cavendish Road
- The building fronting Cavendish Road is a part single, part two storey building
- The rear build is a three storey building with a basement and can be accessed from the rear yard
- The property provides convenient access into Central London with underground station Clapham South located five minutes away with Clapham Common and Balham stations also within close proximity
- The existing accommodation extends to approximately 927 sq m (9,978 sq ft) GIA
- The front building measures approximately 364.5 sq m (3,923 sq ft) and the rear building circa 562.5 sq m (6,055 sq ft)
- The total site area is 0.273 acres (0.110 hectares)
- The site benefits from 5 car parking spaces and a rear yard
- The property is available with vacant possession
- Unconditional offers are being sought for the freehold interest

Clapham is one of South London's most desirable places to live and visit. Clapham offers a wide selection of things to do with a vast array of restaurants, bars, cafes and shops.

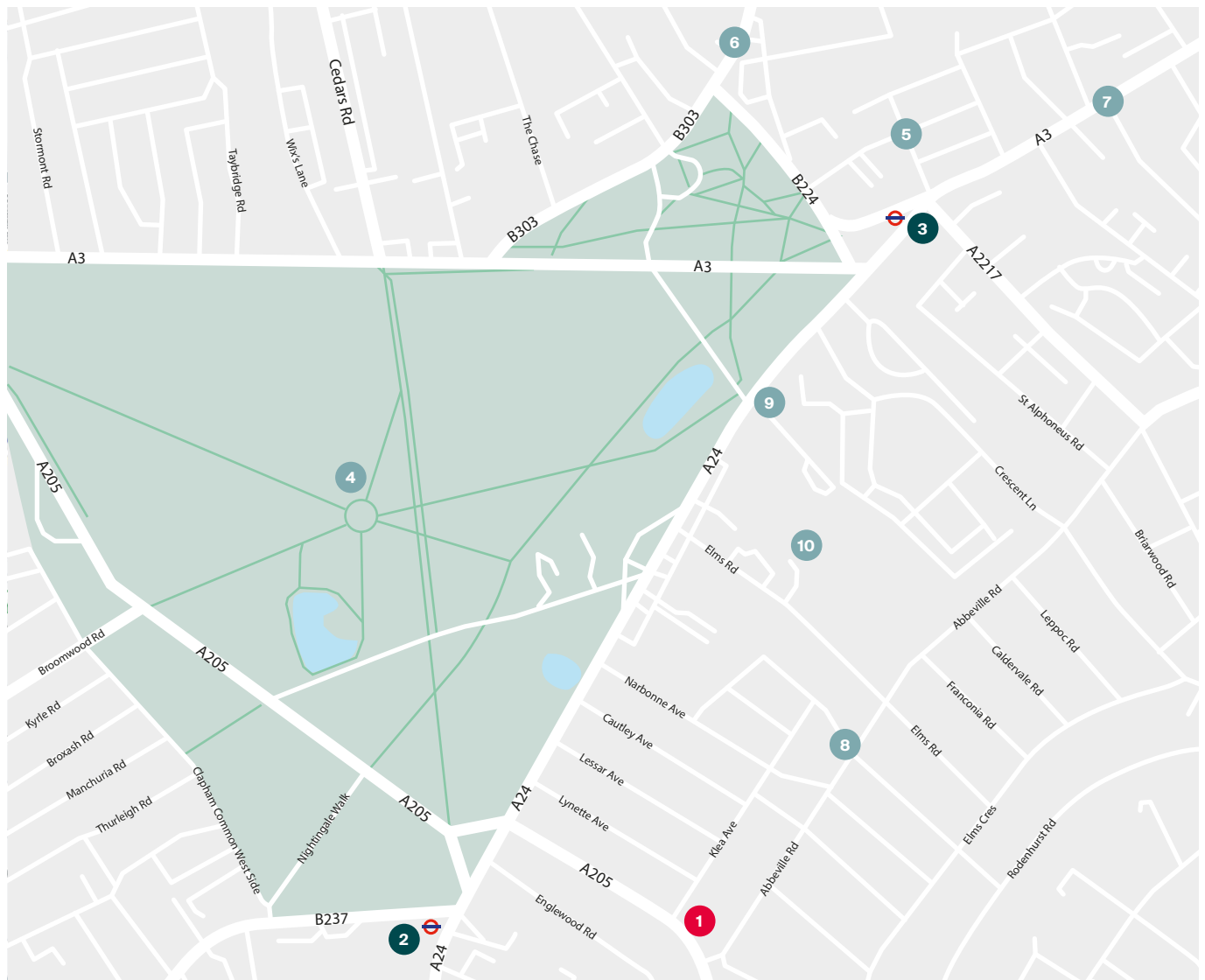
Local area

Clapham is well known for its eating and drinking establishments including its vibrant farmers market at Venn Street which is held every Saturday. There is also a choice of music venues, festivals, a cinema and galleries available to visit throughout the year.

Clapham provides convenient access into Central London with London Underground services via the Northern Line from Clapham South station which is within walking distance to the subject property. The station is within Zone 2/3

between Balham and Clapham Common. There is also a number of bus routes operating from Clapham into Central London. The major transport hub and train station Clapham Junction is also located less than two miles away.

One of south London's biggest green spaces, Clapham Common offers children's play areas, cafes, a wide range of sports courts, a model boating lake, a fishing lake and plenty of greenery for walking, cycling and picnicking.



- 1 Former Cavendish Road Police Station (subject site)
- 2 Clapham South Underground Station
- 3 Clapham Common Underground Station
- 4 Clapham Common
- 5 Venn Street Market

- 6 Clapham Old Town
- 7 Clapham High Street
- 8 Abbeville Village
- 9 Lambeth College
- 10 Lambeth Academy

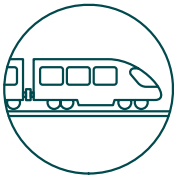
Connectivity

The site is situated on Cavendish Road which is located off Clapham Common South Side and benefits from the local amenities, shops and restaurants located along Balham Hill. It is also within walking distance of Abbeville Village.



By tube from Clapham South

Balham	4 minutes
Clapham Common	8 minutes
London Victoria	20 minutes
Leicester Square	23 minutes
Oxford Circus	25 minutes
Bank	25 minutes



By rail from Clapham Junction

Streatham	4 minutes
Wimbledon	6 minutes
South Morden	14 minutes
Elephant & Castle	21 minutes
City Thameslink	28 minutes
London St Pancras	35 minutes



By road

Clapham Junction	24 minutes
Vauxhall	29 minutes
Dulwich Village	31 minutes
Kingston upon Thames	40 minutes
Richmond Park	42 minutes



Clapham Common Bandstand



London skyline above Clapham Common



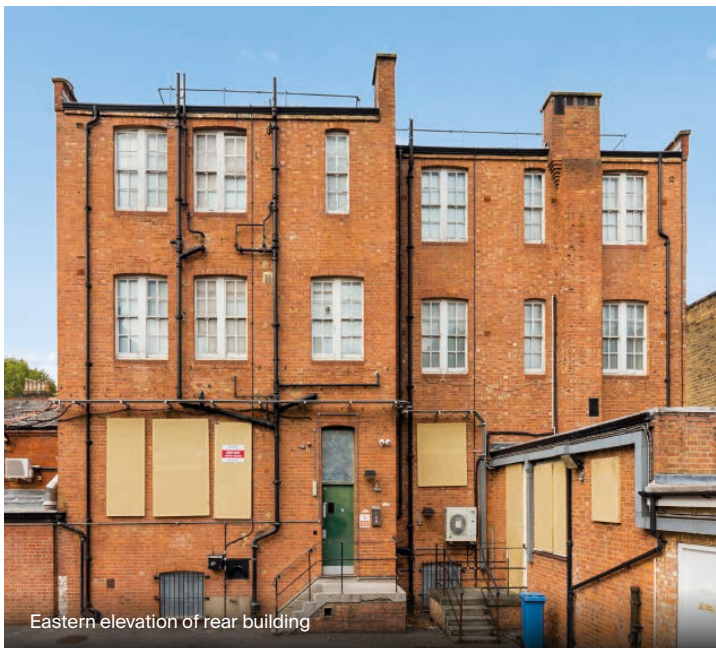
The Clapham Grand

Development potential

The site is located in a residential area and would provide a good opportunity to create a new residential development in Clapham.



Rear of Former Police Station building fronting Cavendish Road



Eastern elevation of rear building



Existing building

The site is located on the corner of Klea Avenue and Cavendish Road and comprises two main buildings of brick construction. The building fronting Cavendish Road comprises a part single, part two storey building. There is a separate three storey office building to the rear and several storage buildings within the rear yard.

Internally the station buildings are made up of office accommodation, with a front counter and cellular rooms within the front building. The building in the rear yard contains office

accommodation, a canteen and locker facilities and a separate outbuilding is fitted out as a gymnasium.

There is marked car parking for c. 5 vehicles within the rear yard.

Areas

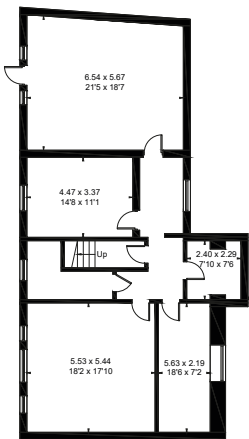
The total site measures approximately 0.273 acres (0.110 hectares).

Accommodation

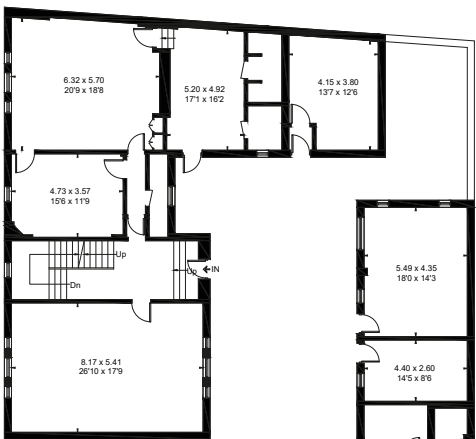
Level	Building 1 (Front)		Building 2 (Rear)	
	Sq m	Sq ft	Sq m	Sq ft
Basement	0.0	0.0	129.2	1,391
Ground	290.7	3,129	173.1	1,863
First	73.8	794	128.7	1,385
Second	0.0	0.0	131.4	1,414
Total (GIA)	364.5	3,923	562.5	6,055

Note: square metres rounded to nearest metre; square feet rounded to the nearest foot.

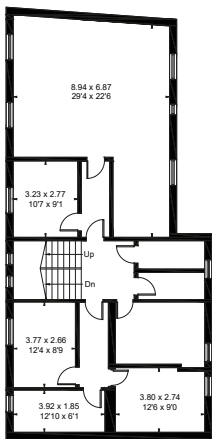
Indicative floor plan



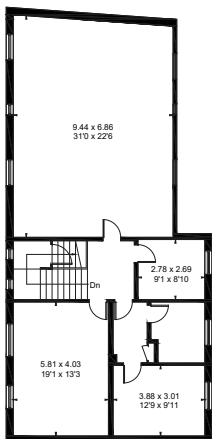
Rear Block
Lower Ground Floor



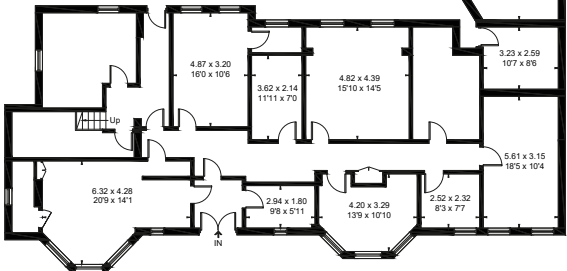
Rear Block - Ground Floor



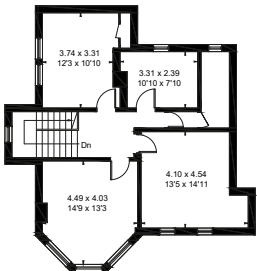
Rear Block - First Floor



Rear Block - Second Floor



Ground Floor



First Floor

Planning

The nature of occupation demonstrates a lawful use falling within Sui Generis of the Use Classes Order 1987 (as amended). The buildings are not listed and the site is not in a designated Conservation Area.

Legal title & tenure

The property is held freehold. The title number is TGL544749 .

The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Inspection

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of sale

The property is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the site.

VAT

The property is not elected for VAT.

Forward sale clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact

Lisa Attenborough,
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+44 20 3909 6846

Other information

Please see the dedicated website for:

- Bidding procedure
- Technical reports
- Legal documents
- Planning report
- Existing building plans
- EPC

www.land.knightfrank.com/view/cavendishpolicestation

For full access to the website, you will be required to enter your company name and email address.

Contact us.

Please get in touch to discuss this opportunity.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2020.

Photographs and videos dated October 2020.

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