HENSHALL & PARTNERS

REAL ESTATE ADVISORS



The Ballroom, Springfield Village, Tooting SW17 7DJ

FREEHOLD COMMERCIAL BUILDING

AVAILABLE FOR SALE

(7,665 SQFT GIA)

Summary

- **Size**: 7,665 sqft (GIA), arranged over ground and lower ground floors
- **Use**: Assumed Class E - potentially suitable for studios, offices, fitness, wellness, nursery, leisure and other commercial uses (subject to planning)
- **Condition**: Vacant period commercial building requiring refurbishment and renovation works, offering purchasers the ability to adapt to suit their requirements
- **Potential**: Significant scope to increase the existing floor area through the introduction of a mezzanine accommodation within the central section of the building (STPP)
- **For Sale**: £850,000 (£111 psf) for the freehold interest

Description

The Ballroom is an attractive **period commercial building** situated within **Springfield Village**, a major residential-led regeneration development in Tooting.

Arranged over **ground (6,553 sqft) and lower ground (1,112 sqft)**, the property provides **7,665 sqft (GIA)** of flexible accommodation.

Originally constructed as a ballroom and most recently occupied by the NHS, the **locally listed building** offers scope for refurbishment, alternative commercial uses and **potential to significantly increase the existing floor area by introducing a mezzanine floor** (subject to necessary consents).

The property presents an attractive opportunity for both **owner occupiers and investors.**

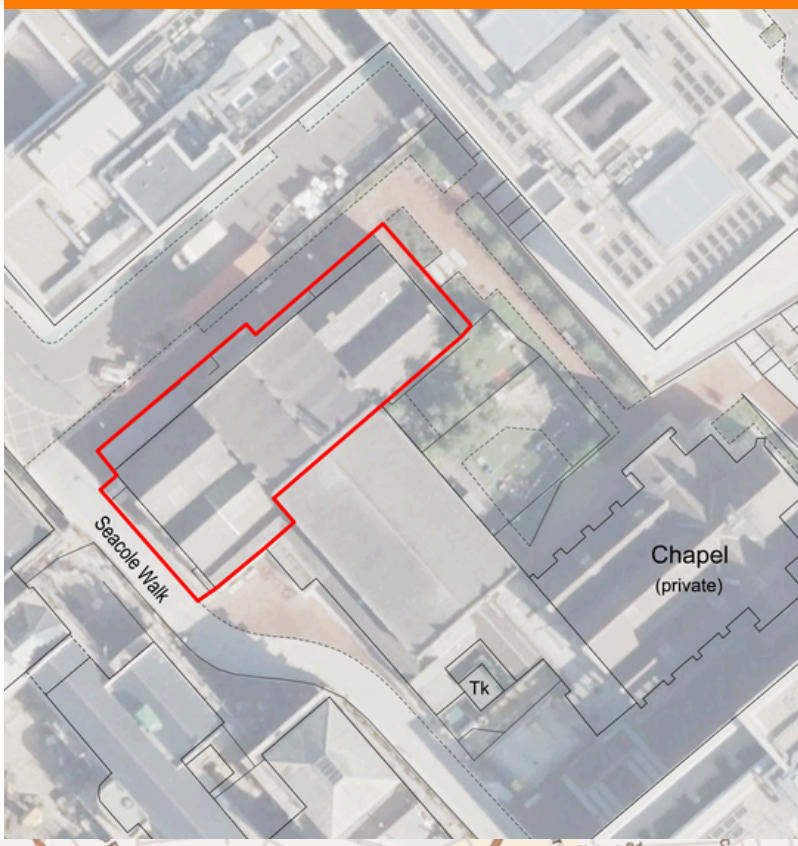
Location

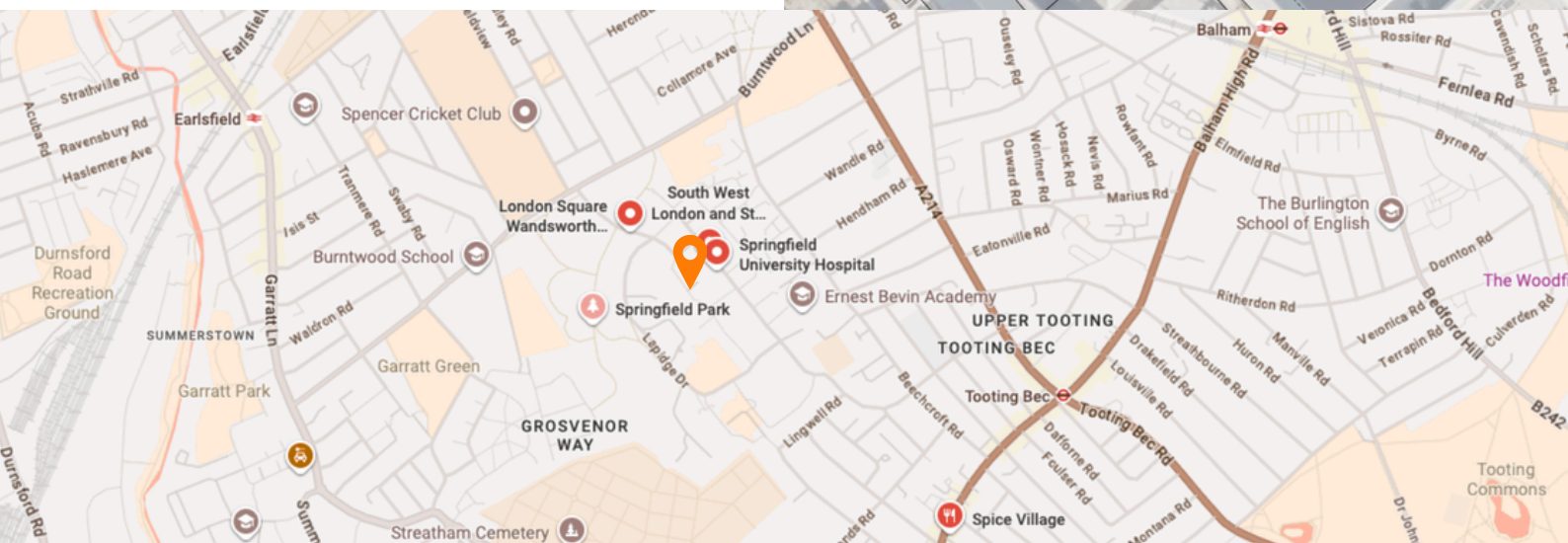
The Ballroom is situated within **Springfield Village, Tooting**, an established and well-connected **South West London location.**

The wider regeneration scheme delivering **over 1,000 new homes**, together with commercial amenities, a public square and **32 acres of parkland.**

The property is within easy reach of **Tooting Broadway and Tooting Market**, while **Tooting Bec Underground Station** provides Northern Line connections into Central London.

Additional rail services are available from **Earlsfield and Wandsworth Common** stations.







Further Information

Floor plans, details of the property's planning status, potential commercial uses and any applicable restrictions, together with future information relating to the building, are available upon request from **Henshall & Partners.**

Interested parties should make their own enquiries regarding permitted use and any necessary consents.

Terms

The property is available for sale at **£850,000** reflecting an attractive capital value of **£111 psf.**

The freehold interest is offered for sale with vacant possession of the available commercial accommodation, subject to an existing long lease of part of the basement for energy centre purposes. Further information is available upon request.

CONTACT US

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