



TO BE LET

ST ANNE'S SCHOOL, EAST HILL, WANDSWORTH, SW18 2RU

F1 FORMER SCHOOL BUILDING IN PRIME SOUTH WEST LONDON LOCATION, WITH OUTSIDE SPACE AND PARKING

020 8099 3119

sales@bernardgordon.co.uk



**Bernard
Gordon &
Company**

OVERVIEW

Part of Former School

Existing F1 use, with good outside space and private parking for 6 cars

Extremely desirable location within the heart of Wandsworth, SW London

Single Storey, former hall, comprising approx. 3,371 sq ft within 0.34 acres

Good transport links nearby, including Wandsworth Town station, regular bus services and convenient access to the A3

Walking distance to a variety of amenities, including shops, cafés, restaurants and supermarkets

Offers invited for a new FR&I lease in the region of £120,000 per annum exclusive

Subject to Contract



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LOCATION

St Ann's Hill is one of Wandsworth's most popular residential areas, offering a great mix of character, green spaces, and everyday convenience. Known for its attractive Victorian homes and tree-lined streets, the area has a friendly, community feel while still being close to the heart of London. Access to the site is directly off East Hill, via a small side alley suitable for pedestrian and vehicular access, immediately adjacent to the F45 Wandsworth gym.

The neighbourhood is well connected, with nearby stations providing easy access to Clapham Junction, Waterloo, Putney, and Southfields, as well as a number of local bus routes serving the surrounding areas.

Nearby, there is a wide range of local amenities, including independent shops, cafés, restaurants, and traditional pubs, as well as larger, popular chains. Wandsworth Common is just a short distance away, providing plenty of open space to enjoy, while Southside Shopping Centre and the Ram Quarter offer a variety of shopping, dining, and leisure options.



THE PROPERTY

The property occupies the rear portion of the former St Anne's School, situated in the heart of Wandsworth. Access is provided directly from East Hill, leading to a car park with space for approximately six vehicles. The property also benefits from generous outdoor space to the front and side, together with a fenced playground suitable for recreation and outdoor activities.

The accommodation comprises a single-storey building, the principal feature of which is the large hall, previously used for school assemblies, PE lessons, and as a dining hall. The hall benefits from high ceilings and an open-plan layout, making it suitable for a variety of uses. In addition, the property includes a commercial kitchen, ancillary rooms, WC facilities, and a small breakout area.

The building extends to approximately 3,371 sq ft GIA and occupies a site of approximately 0.34 acres.

Offers are invited in the region of £120,000 per annum exclusive for a new full repairing and insuring lease, subject to contract.

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RENT

Offers for a new FR&I lease invited in the region of £120,000 per annum exclusive, subject to contract.

TENURE

Lease

PLANNING

We are advised the property has a Use Class F.1. **Applicants are recommended to seek their own advice in relation to planning.**

EPC

EPC Rating: E.

VAT

We are advised the property is currently NOT elected for VAT.

COSTS

Each party to be responsible for their own legal and professional costs.

AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

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INSPECTIONS

STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

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🕯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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