

Freehold for sale via the forthcoming Allsop Commercial Auction on 10th June 2026 (unless sold prior)

GLPG

allsop



39-43a West Hill

WANDSWORTH
SW18 1RB



Executive Summary

PROMINENT CORNER FREEHOLD VACANT COMMERCIAL & RESIDENTIAL INVESTMENT IN WANDSWORTH

- Freehold terraced block of 4 buildings
- 4 ground floor commercial units (3 units are interconnected) and 7 x 2-bedroom apartments
- All apartments are let on Rolling Tenancy agreements producing £179,400 pa in total
- The total NIA is approx. 848.5 sqm (9,135 sqft)
- The total GIA is approx. 945 sqm (10,171 sqft)
- Asset management and redevelopment opportunities, subject to obtaining all necessary planning consents
- The ground floor is currently under discussion for a lease to a major supermarket at £80,000 pa
- The guide price reflects £295 - £320 psf Capital Value (on GIA)

Tenancy Schedule

Address	Storey	Accommodation	GIA (Sqm)	GIA (Sqft)	Lease Details	Current Rent (PA)
39 West Hill	Ground	1 Retail Unit	63.5	684	Vacant	-
41-43 West Hill	Ground	2 Retail Units	146.0	1,572	Vacant	-
43a West Hill	Ground	1 Retail Unit	55.0	592	Vacant	-
Apartment 1, 39	First	2-bed Apartment	72.0	775	From 28.03.2025	£24,000
Apartment 2, 39	First	2-bed Apartment	71.0	764	From 30.05.2022	£24,600
Apartment 3, 39	First	2-bed Apartment	79.5	856	From 24.12.2025	£23,400
Apartment 4, 39	First	2-bed Apartment	72.0	775	From 17.11.2023	£24,000
Apartment 1, 43	Second	2-bed Apartment	62.5	673	From 5.11.2020	£24,000
Apartment 2, 43	Second	2-bed Apartment	77.0	829	From 8.11.2025	£23,400
Apartment 43b	Second	2-bed Apartment	150.0	1,615	From 14.12.2024	£36,000
Total			848.5	9,135		£179,400





Location

The property is situated in Wandsworth, a well-established and affluent residential and commercial suburb in South West London, approximately 4.25 miles from the West End. Positioned on the south side of West Hill, close to its junction with Lebanon Street, the site benefits from a prominent and accessible location within a popular local area.

The surrounding neighbourhood offers a strong mix of amenities, including a variety of independent retailers, cafés, restaurants, and convenience stores, together with nearby green spaces such as Wandsworth Common. The area is well regarded for its balance of residential appeal and local services, making it attractive to both occupiers and visitors.

Excellent transport connectivity is provided, with easy access to the A3 and A24, linking directly to the M25 motorway and wider road network. Wandsworth Town railway station is approximately 0.7 miles away, offering regular services to London Waterloo station in around 14 minutes, ensuring convenient access to Central London.

KEY DISTANCES

Southside Shopping Centre	0.3 miles
King George's Park	0.4 miles
Waitrose Supermarket	0.5 miles
East Putney Station	0.5 miles
Sainsbury's Supermarket	0.5 miles
Cineworld Cinema	0.6 miles
Wandsworth Town Station	0.7 miles
Wandsworth Park	0.7 miles



Asset Management & Development Potential

The site offers asset management and redevelopment opportunities, subject to obtaining all necessary planning consents.

The ground floor is under discussions to let with a major supermarket for £80,000 per annum subject to finalising an agreement to lease (subject to contract) and tenants applying for all planning consents.

Previous consents have been obtained to convert the ground floor to 4 x 1-bedroom residential units or to excavate a basement to create 5 additional residential units (1 x 1-bedroom and 4 x 1-bedroom).

Advice has also been received regarding the potential for supported living use, with a lift installed to the rear inset to allow the creation of a central corridor at each level and could accommodate at least 5 single occupancy (studio sized) flats plus approx. 60 sq. m communal space at each level (15 units) and more, subject to all the necessary consents.

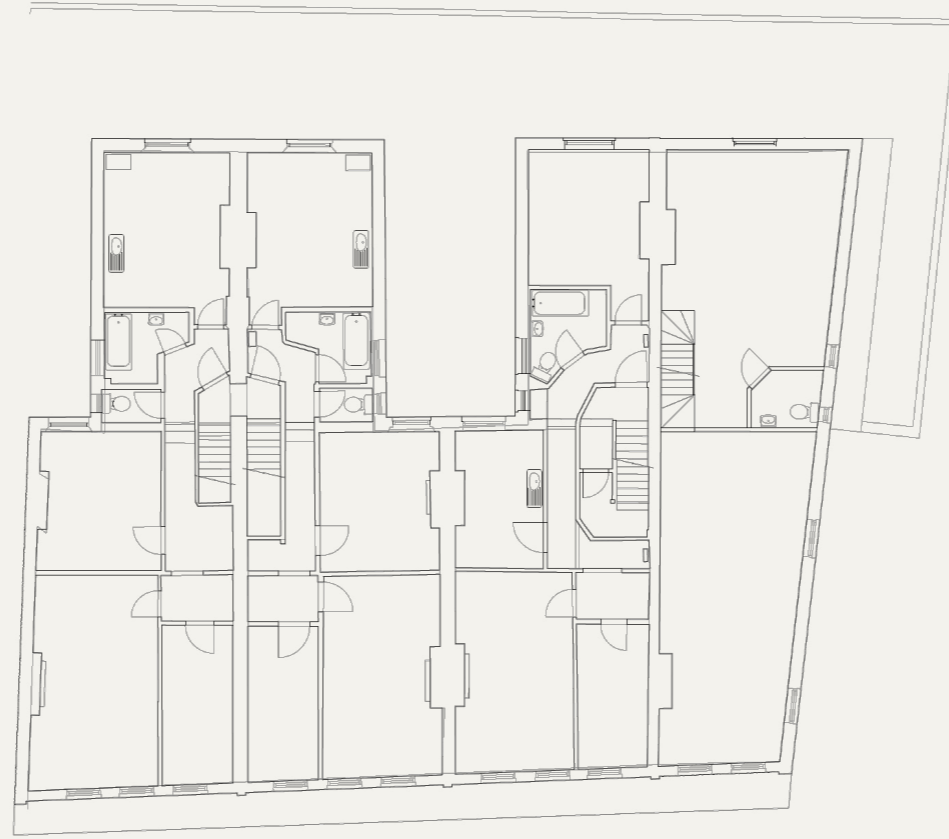
Further potential exists to reconfigure the 6 of the existing apartments to improve internal flow and value.



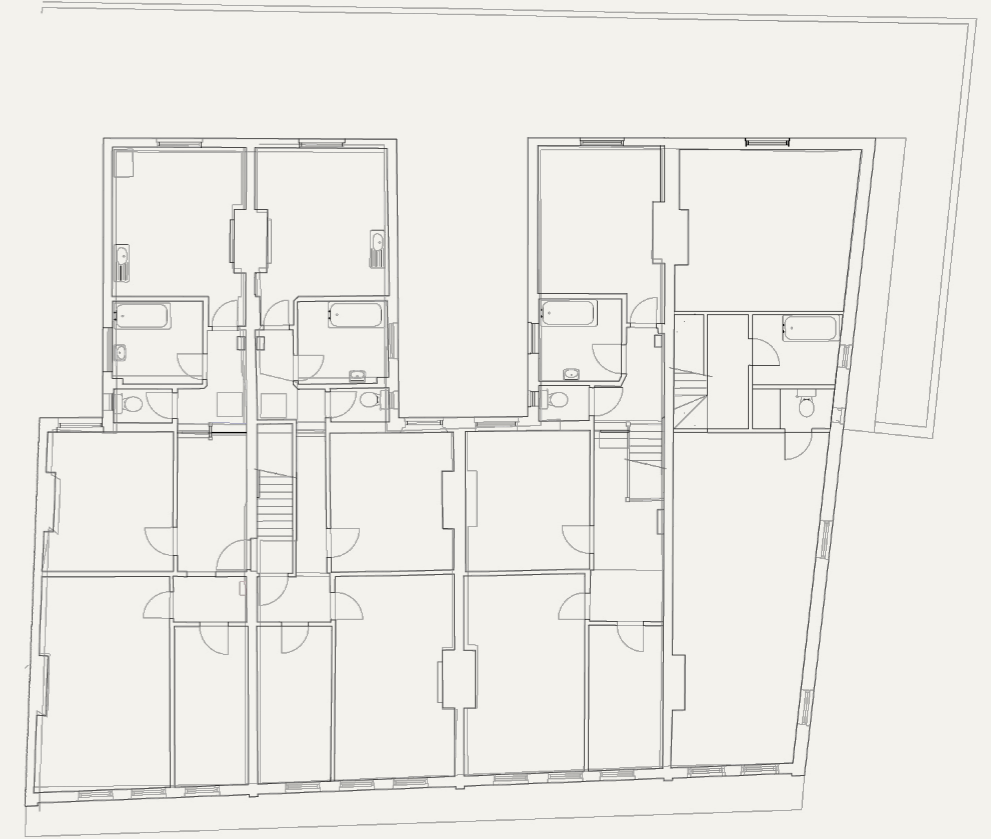
Existing Floor Plans



Ground Floor



First Floor



Second Floor

METHOD OF SALE

The property is for sale freehold via the forthcoming Allsop Commercial Auction on 10th June 2026 (unless sold prior) at a Guide Price of £3,000,000 - £3,250,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:
www.allsop.co.uk

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:
0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the joint sole agents, GLPG or Allsop:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.