

# Former Garage with adjacent Yard

40 Clyston Street  
London  
SW8 4TX

3,023 sq. ft. (281 sq. m.) Industrial Building  
plus 11,158 sq. ft. (1,037 sq. m.) yard



## LOCATION

The property is located on the northwest side of Clyston Street, close to A3036 Wandsworth Road which runs between Clapham Junction and Vauxhall. There are regular bus services into Central London and connections to mainline rail services to London Waterloo and London Victoria Stations. The property is within easy reach of various Underground Stations:  
Victoria Line: Vauxhall and Stockwell -11 mins Bus  
Northern Line: Battersea Power Station and Clapham North – 15 mins Bus

## DESCRIPTION

The property comprises a former motor trade workshop together with an adjacent walled yard laid to concrete hard standing.

## ACCOMMODATION (approximate floor areas)

Former Tyre Garage	281 sq. m.	3,023 sq. ft.
Forecourt	37 sq. m.	400 sq. ft.
Enclosed Yard Area	1,037 sq. m.	11,158 sq. ft.

Total Site Area: 0.37 acres ( 0.15 Ha) (approximately)

## FEATURES

- Location close to Wandsworth Road (A 3036)
- 3.5 miles south of Central London
- Good public transport links
- Walled Yard area laid to concrete and hard standing
- Former motor trade premises, most recently tyre garage.
- Suitable for a number of uses including open storage, and development, subject to planning consent.

## USE/ PLANNING

The existing use is B2 (Industrial) and B8 (Storage). The property is located within the Wandsworth Road Key Industrial and Business Area (KIBA), as described in the LB Lambeth Local Plan 2020-2035 (Policy ED3) Suitable for a variety of employment uses, including development and open storage, subject to planning consent. Interested parties should make their own inquiries to LB Lambeth planning department.

## TENURE

The property is offered for sale freehold with full vacant possession upon completion. Conditional Offers for higher value uses may be considered. Alternatively, the vendor may consider short-term proposals for lease/ licence.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

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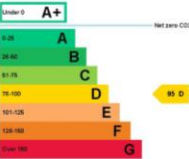
Price: Offers in excess of £2.6 million

Strictly by appointment via Sole Agents:  
**Andrew Scott Robertson**  
Contact: **Stewart Rolfe/ Robin Catlin**  
Tel: **020 8971 4999**  
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

## RATES

2023 List Rateable Value: £32,000 (40 Clyston Street only)  
We have been unable to find an assessment for the yard.  
UBR 2023/2024 - £0.499p in the £  
Interested parties should make their own enquiries with  
London Borough of Lambeth to confirm the rates payable.  
Source: VOA website.

## EPC – Band D (95) Expires 2 October 2033

Energy performance certificate (EPC)		
40 Clyston Street LONDON SW8 4TX	Energy rating <b>D</b>	Valid until: 2 October 2033
		Certificate number: 5728-2593-7501-7578-2968
Property type	Offices and Workshop Businesses	
Total floor area	323 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's current energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		

## VAT

The property is not elected for VAT



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- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



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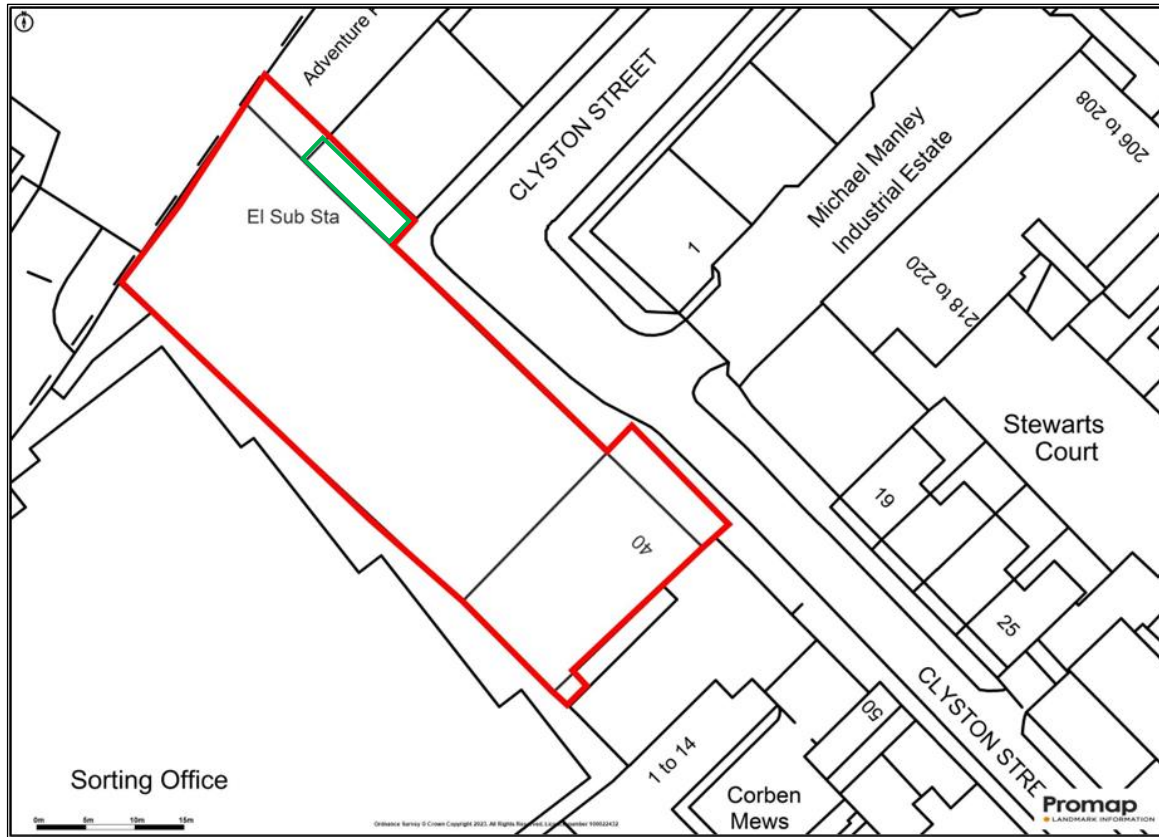
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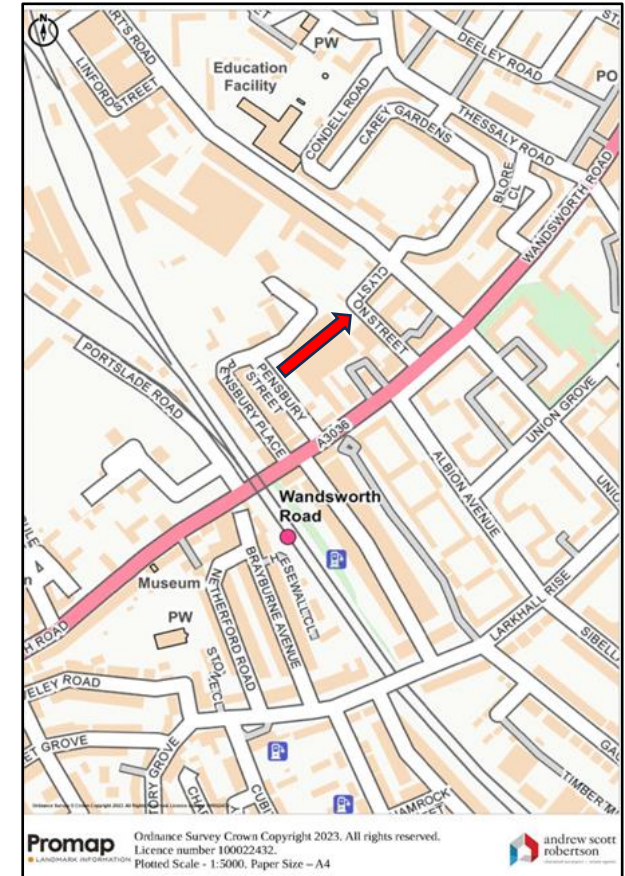
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**SITE PLAN** (approximate boundaries) An electricity substation exists in the approximate position shown outlined in green. No lease has been located and no lease is registered on the title.



## LOCATION PLAN



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