

VACANT SHOP & UPPER PART WITH PLANNING



SITUATION

Occupying a prime trading position on the main A215 Walworth Road, close to the junction with Macleod Street, adjacent to **CEX Entertainment**, opposite **o2** and amongst such other multiple traders as **Marks & Spencer, Santander, Peacocks, Iceland** and many others and within ¼ of a mile from Elephant & Castle Underground Station (Northern & Bakerloo Lines).

Southwark Council is currently undergoing a £3bn regeneration programme to bring a landmark redevelopment to Elephant & Castle designed to create a major new town centre with around 3,000 new homes.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first and second floors. In addition the property further benefits from a rear yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	16'7"
Shop Depth	33'3"
Built Depth	76'10"
Area Approx.	780 sq ft plus WC
Basement Area Approx.	480 sq ft
First Floor Ancillary Area Approx.	340 sq ft plus WC
Second Floor Ancillary Area Approx.	470 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

Planning Permission was granted on 16th February 2016 by Southwark Council for the 'Alterations to A1 retail shop front in order to facilitate separate access to first and second floors above, together with the alteration and change of use of the first and second floors from A1 retail (Storage) to C3a Residential comprising of a 2 bedroom self-contained unit together with the bricking up of a rear window at first floor level' (Planning ref No. 15/AP/5082).

Planning Permission documentation and Floor Plans available from Auctioneers.

Note : 6 Week Completion





The Property



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The Surveyors dealing with this property are
NICHOLAS LEIGH and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Barwells – Tel: 01273 514 213

Ref: Ms Karen Stanyard – Email: karen.stanyard@barwells.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £500 (including VAT) upon exchange of contracts