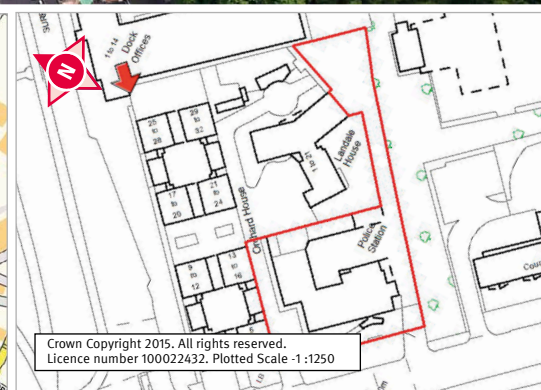
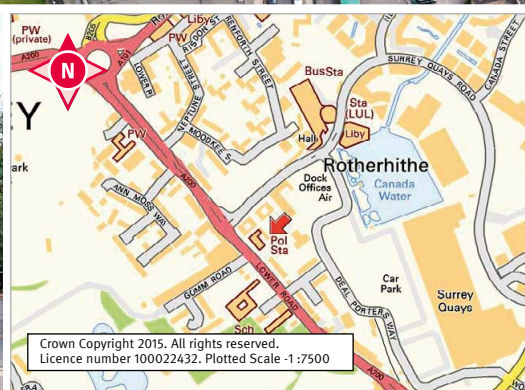


# FORMER ROTHERHITHE POLICE STATION, 99 LOWER ROAD, ROTHERHITHE, SE16 2XQ

## Development opportunity

- ◆ Freehold disposal with vacant possession – site is surplus to operational requirements.
- ◆ Sui Generis use.
- ◆ Residential development potential, subject to the necessary consents.
- ◆ Potential for new build accommodation above existing areas.
- ◆ Land: 0.44 acres (0.177 ha).
- ◆ Existing buildings: 12,023 sq ft (1,117 sq m) GIA.



# FORMER ROTHERHITHE POLICE STATION, 99 LOWER ROAD, ROTHERHITHE, SE16 2XQ

## Location

The site is situated to the west of Canada Water Town Centre which is located in the north east of the London Borough of Southwark. The property is located on Lower Road between the junction with Surrey Quays Road and Hothfield Place. Lower Road runs north-south linking south-east London with central and east London.

The immediate area is well served by public transport including local bus routes and the London Underground and Overground. Canada Water station is within 0.2 miles walking distance of the site and is on the Jubilee Line and London Overground line. The site is therefore very accessible by public transport.

## Description

The property comprises a four storey building with an additional basement floor. The property is situated with its front elevation set back slightly from Lower Road. Vehicular access to the parking area at the rear of the site is gained via Lower Road along the eastern elevation of the building.

## Legal Title & Tenure

The property is held freehold. All pertinent legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Planning

The current lawful planning use of the building is considered to be Sui Generis Use. The building is not listed and the site is not located within a Conservation Area. The site is located within the Core Area of the Canada Water Area Action Plan (AAP) which the local authority have identified as the main focus for development and activity. The Canada Water AAP identifies the site as suitable for redevelopment for a residential or mixed use scheme including C3 (residential), A1/A3 (retail), B1 (business) and D1 (community uses), subject to the necessary consents.

A massing study and planning report are available on the dedicated website, details below.

## Areas

The site extends to 0.44 acres (0.177 ha) and the existing building extends to 12,023 sq ft (1,117 sq m) GIA. Floor plans are available at the dedicated website.

## Fixtures and fittings

Any items of furniture or other items left in the property will become the responsibility of the purchaser on completion.

## Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

## EPCs

The EPC is available on the dedicated website.

## Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of Sale

The freehold interest is offered for sale by informal tender. Interested purchasers will be required to complete a bid form, which can be found on the dedicated website. Please refer to the dedicated website for information on the method of sale and bidding procedure. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant. The deadline for bids is by 12 noon on 6th October 2017.

## Forward Sale Clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

## Tender Procedure

Bids must be received at these offices by 12 noon on 6th October 2017. The bids will be sent unopened to the MPS immediately after this time. Late bids will not be accepted. Bids should be delivered by post (preferably registered) or hand delivered to the vendor's selling agent: Knight Frank LLP, 55 Baker Street, London W1U 8AN, marked for the attention of Tom Scaife.

- i. Wording on the envelope.** All bids should be sealed and marked "Met Police Tender –Rotherhithe" in the top left hand corner of the envelope but there should be absolutely no markings which could identify the bidder.
- ii. Opening Procedure.** All bids received will be sent unopened to the Metropolitan Police's Property Services Department for opening and logging. If the bids are not received in the correct format, or by the deadline above, they may be invalidated as being non-compliant. Please note faxed or emailed bids will not be accepted, even if these are received before the deadline.
- iii. Purchaser Notice.** The vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

## Further Information

Please visit our website: [www.inst.knightfrank.com/rotherhithe](http://www.inst.knightfrank.com/rotherhithe)

## VAT

The property is not elected for VAT.

## Guide Price

Offers are invited for the freehold interest, with bidders strongly encouraged to consider planning and sales overages Please see bid form for more details.

## Contact

For further information or viewings:

**Tom Scaife** (tom.scaife@knightfrank.com) 020 7861 5429

**Erin Keenan** (erin.keenan@knightfrank.com) 020 7861 5357

## Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: August 2017. Photographs dated: May 2017.

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