



All enquiries Ref: James Paterson

- Long leasehold ground floor self-contained commercial unit forming part of a mixed-use development
- Full vacant possession

Location:

The property is situated on Steedman Street, which is located off Walworth Road, within the Elephant and Castle regeneration zone, a major redevelopment area in Southwark. A new town centre with shops, restaurants, and a Multiplex cinema is underway. Popular spots like Joe & The Juice and Gail's Bakery are nearby, along with a growing mix of eateries and public spaces. Public transport links include Elephant & Castle underground station (Bakerloo line and northern line) together with a network of local bus services serving the surrounding vicinity. Road links include the A3 and A201. Shopping amenities can be found locally along Walworth Road, with an extensive range of shops, bars and restaurants being found in Borough, London Bridge, and the wider South Bank area. Recreational pursuits can be found locally at the open spaces of Burgess Park, Elephant Park, and the Southwark Playhouse.

Description:

A ground floor self-contained commercial unit forming part of a mixed-use development. The accommodation is currently arranged as a 'live/work' unit but falls under Class E. The property benefits from air conditioning, wooden floors, ample storage, recessed spotlighting throughout including a large modern open plan eat-in kitchen, full bathroom and shower.

Accommodation:

Ground floor: Office with en-suite bathroom/WC, second office, open plan office/kitchen, bathroom/WC

Outside: Secure underground parking space and Communal gardens

Gross Internal Area GIA (Source: EPC)

Approximately 78 sq m (839 sq ft)



EPC rating: D

Council Tax Band: D

Lease:

Held on a long lease for a term of 125 years from 25th March 2004 (Thus having approximately 104 years remaining) at a ground rent of £250 per annum

Potential:

The property may be suitable for a number of uses including commercial or residential subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

