



## 202 LAMBETH ROAD, LONDON SE1 7JW

RARE OPPORTUNITY TO ACQUIRE THE LONG LEASEHOLD INTEREST OF AN ATTRACTIVE FORMER VICTORIAN SCHOOL BUILDING CURRENTLY USED AS OFFICES WITH POTENTIAL FOR A RANGE OF OTHER USES

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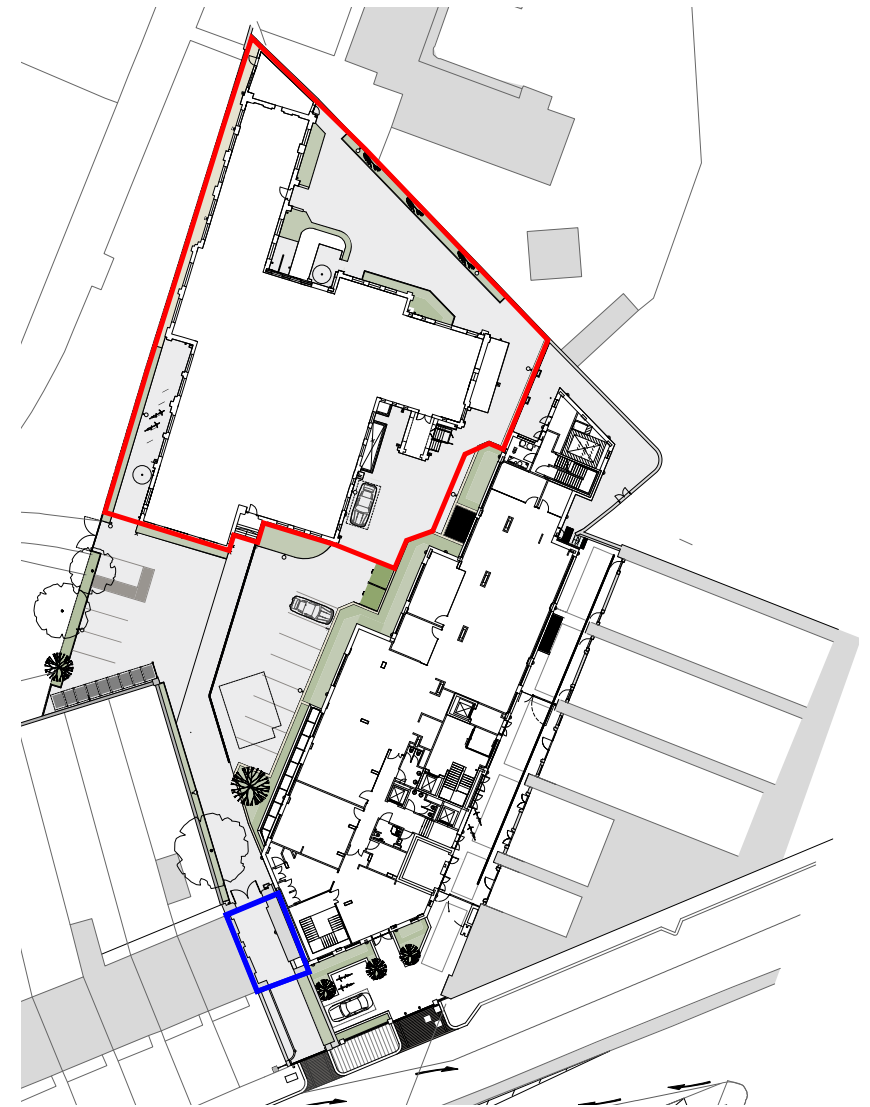


## Opportunity

- Attractive and adaptable Victorian school building
- Exceptional location adjacent to Archbishop Park, close to Lambeth Palace and the River Thames
- Approximate GIA of 1,692 sq m (18,216 sq ft) and NIA of 1,275 sq m (13,722 sq ft)
- Access to a shared gated courtyard area with exclusive use of two car parking spaces.
- Direct gated access to recreational facilities in the adjacent park
- Most recently used as offices but suitable for a range of other uses including education, residential, studio or a range of other commercial uses
- Benefits from a previous planning permission for conversion to residential use
- Opportunity to acquire the long leasehold interest of 200 years

## Background

The Marine Society & Sea Cadets (MSSC), a registered charity, own and previously occupied the building as their administrative centre. The charity have recently relocated to newly constructed facilities adjacent to the east. MSSC wish to retain the freehold interest and are offering a sale of the leasehold interest for a term of up to 200 years. There is also the opportunity to acquire the Gatehouse to the south on the same basis.

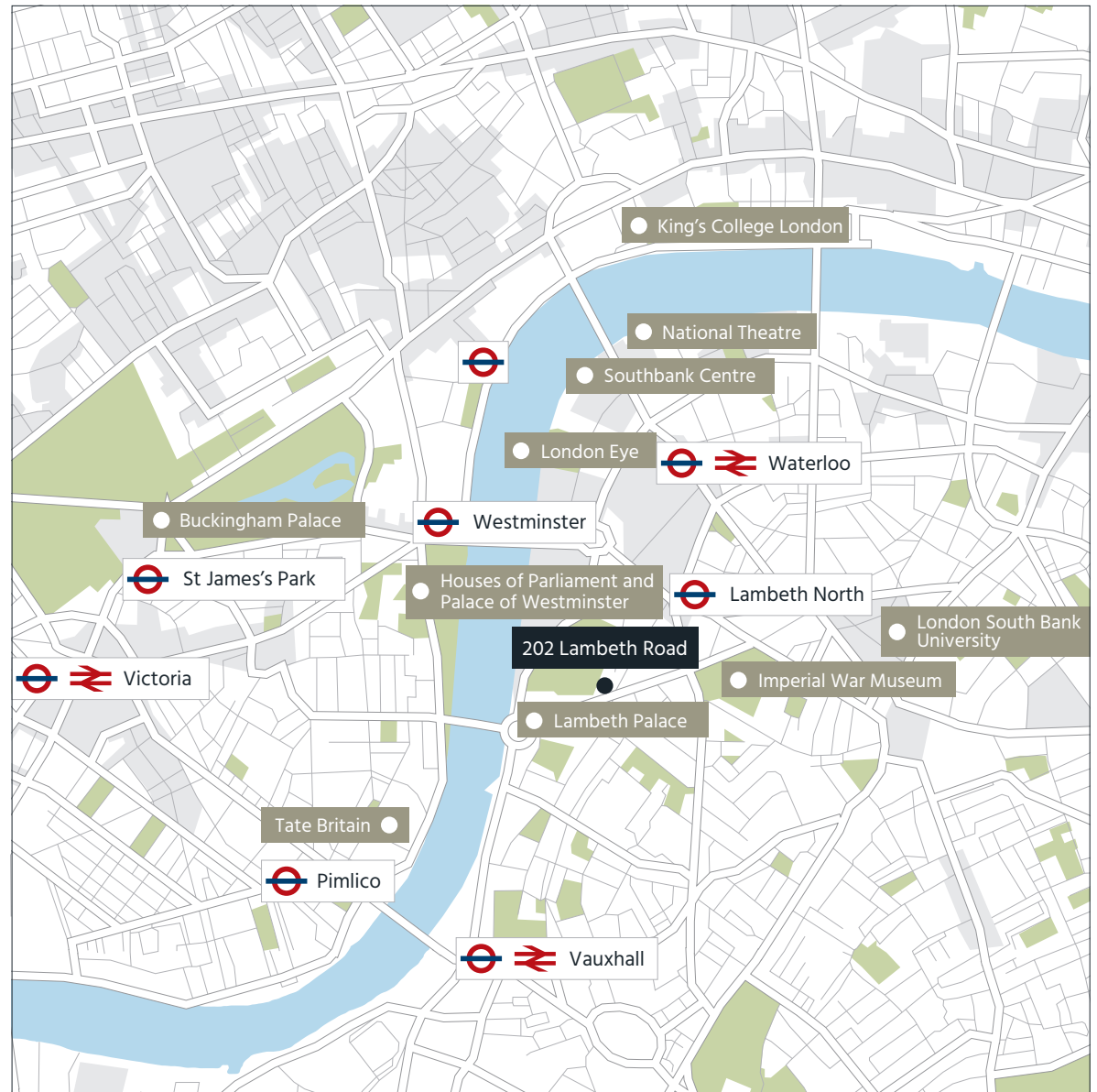


## Location & situation

The property is located in Lambeth, occupying an exceptional position adjacent to Archbishop's Park. The property is a short distance from Lambeth Palace and the River Thames, and is walking distance from the Southbank at Waterloo, Pimlico and Westminster. The property is situated on the north side of Lambeth Road, which connects to Albert Embankment and Lambeth Bridge to the west and Kennington Road and the Imperial War Museum to the east.

The neighbouring properties include a newly constructed student accommodation and office development to the immediate south east and attractive three storey terraced housing to the south. Archbishop's Park neighbours the site to the north west with extensive sports facilities that were redeveloped in 2019. There is a 3G pitch, multi-use games area, cricket nets, modern changing facilities and extensive landscaped green areas. St Thomas' Hospital is located a short walk through the park to the north west.

Public transport connections are excellent with Lambeth North station being 0.3 mile to the north east providing access to the Bakerloo Line. Waterloo Station is located 0.7 mile to the north providing access to a number of London Underground lines and National Railway services. There is a bus stop outside the property on Lambeth Road and the immediate location is further well served by the London bus network.



## Description

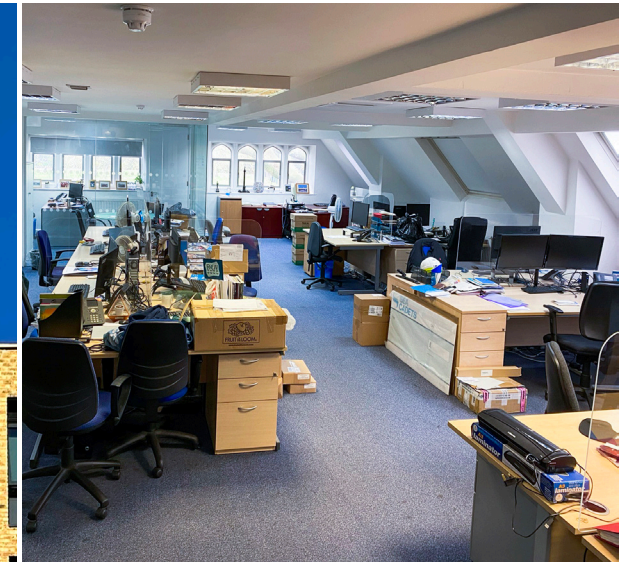
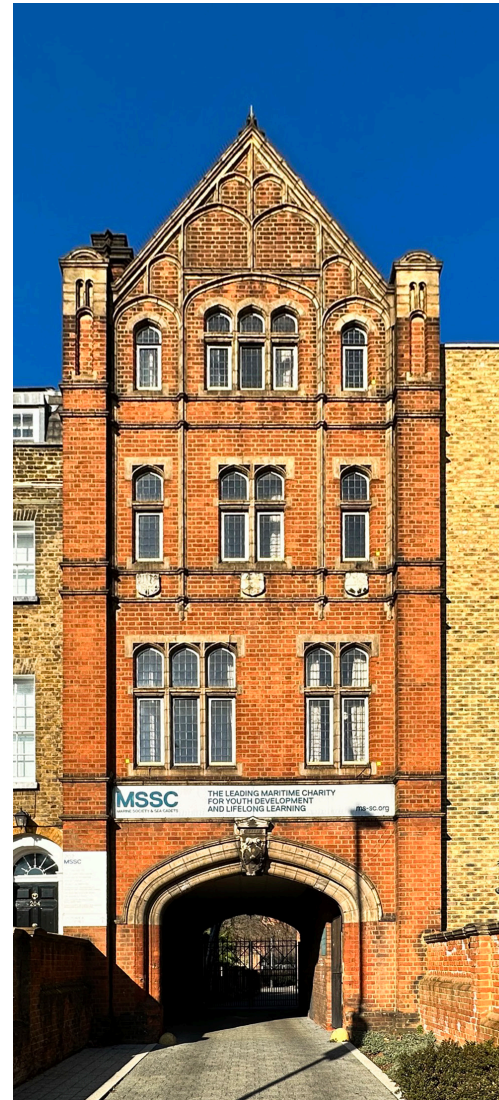
The property comprises an attractive detached two storey building constructed in the late 19th century as the Archbishop Temple's School. The property has been in the ownership of the Marine Society and Sea Cadets since the late 1970s, originally used for educational purposes and most recently used as offices. The building is Neo-Tudor style red brick with stone dressings under a pitched slate tile roof with gables. The building has part single glazed mullion windows and part double glazing.

On the ground floor there is a reception area with meeting rooms, a library (accommodated in the former double height school hall) and a number of offices comprising a mixture of large open plan rooms and cellular accommodation. There is kitchen, WCs, showers and changing facilities on the ground floor. There is a basement with a conference room including exclusive access from the outside courtyard, kitchen, stores and plant room. There is a mezzanine level between ground and first accommodating a large office. At first floor there two large open plan office areas, two large office rooms, a kitchenette and WCs.

The accommodation is generally in a good condition providing modern office accommodation with plastered and painted walls, suspended ceilings, carpet flooring, strip lighting, gas fired central heating throughout, together with comfort cooling to part.

Vehicular access to the site is from Lambeth Road via a roadway underneath the Gatehouse, which is owned by the charity and may be available to include in the sale. The Gatehouse is in need of modernisation and provides accommodation over three storeys. It is arranged as a four bedroom house, having most recently been used as guest accommodation for MSSC.

There is a large paved area to the south of the property that would be retained by MSSC. The purchaser will be granted shared rights of access and egress in order to access the property, including the exclusive use of 2 car parking spaces and a right to use the bin store area. There is a locked gate to the western boundary of the front yard that provides access directly to Archbishop Park. The property itself benefits from private outdoor space to the rear in a courtyard formed by the property and the northern brick wall boundary.



## Accommodation

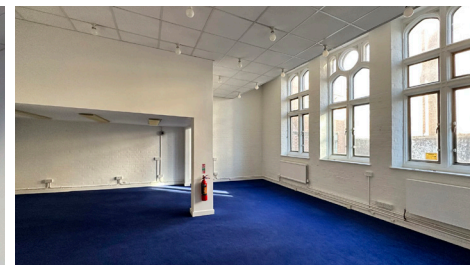
The property provides the following approximate gross and net internal floor areas:

	GIA		NIA	
	sq m	sq ft	sq m	sq ft
<b>Basement</b>	157	1,691	89	955
<b>Ground</b>	838	9,020	625	6,728
<b>Mezzanine</b>	108	1,157	75	809
<b>First</b>	590	6,347	486	5,230
<b>Total</b>	<b>1,692</b>	<b>18,216</b>	<b>1,275</b>	<b>13,722</b>



The Gatehouse provides the following approximate gross internal area.

	GIA	
	sq m	sq ft
<b>Ground</b>	3	32
<b>First</b>	46	495
<b>Second</b>	46	495
<b>Third</b>	46	495
<b>Total</b>	<b>141</b>	<b>1,516</b>



## Planning

The property is situated within the London Borough of Lambeth. It is located within the Lambeth Palace Conservation Area and is locally listed. The property was originally built for use as school however the property was granted planning permission for a change of use to offices in circa 1994.

The property would be considered to fall within Use Class E (Commercial, Business and Service), meaning a range of other commercial uses would be possible without planning permission, including use as a nursery and medical or health services.

We are of the opinion that the property is ideally suited for a range of educational, training, pre-school or performing arts uses or as a gallery or studio uses, subject to planning.

The property was granted planning permission in November 2018 under ref 15/04360/FUL for a change of use and conversion of the existing building to residential use, comprising 9 duplex apartments. The proposed accommodation comprises 7 x 2 bedroom units and 2 x 3 bedroom units, each spread across two or three storeys including the basement. The proposed units each range from 1,145 sq ft to 2,950 sq ft.

## VAT

The property is not elected for VAT.

## Tenure

Offers are invited for the long leasehold interest of up to 200 years for the land outlined in red. The purchaser would be granted a right of way to and over the yard in front of the building; right to park in four marked spaces and a right to keep rubbish bins in the bin area.

The Gatehouse on Lambeth Road, outlined in blue on the plan, may also be available to include in the disposal on similar terms.

The property has been cleared and is offered for sale with vacant possession.

The vendors have a strong preference for a sale on an unconditional basis in respect of planning.

## Viewing and further Information

Viewings are to be arranged strictly via appointment through sole agents, Gerald Eve.

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