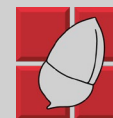




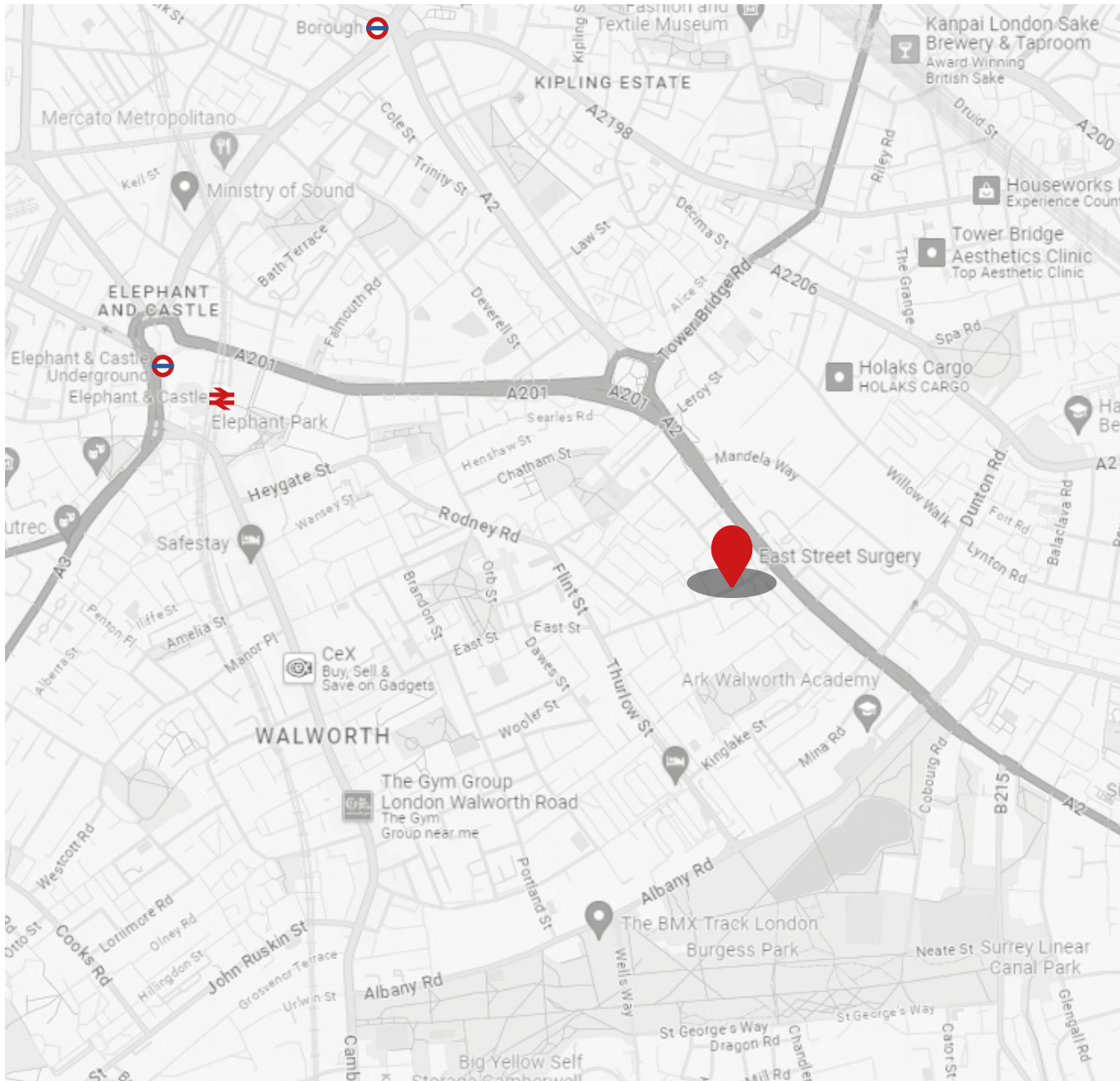
301 East Street, Walworth, London SE17 2SX

Freehold former surgery for sale with E class use



acorn

Commercial, Investment & Development



- Former surgery for sale
- c.258.45qm/2,782sqft GIA
- Wide E Class planning use
- Alternative use potential
- Close to London Bridge
- OIEO £600,000 F/H

Description

This modern property sits just off the Old Kent Road and was purpose built as a doctor's surgery. Now surplus to requirements the premises appears to be suitable for a variety of alternative uses under class E, or could possibly be converted to apartments or an HMO (STPP). Extending to approx. 2,782sqft GIA, the property is in generally sound order but would benefit from some cosmetic redecoration for continued commercial use.

Location

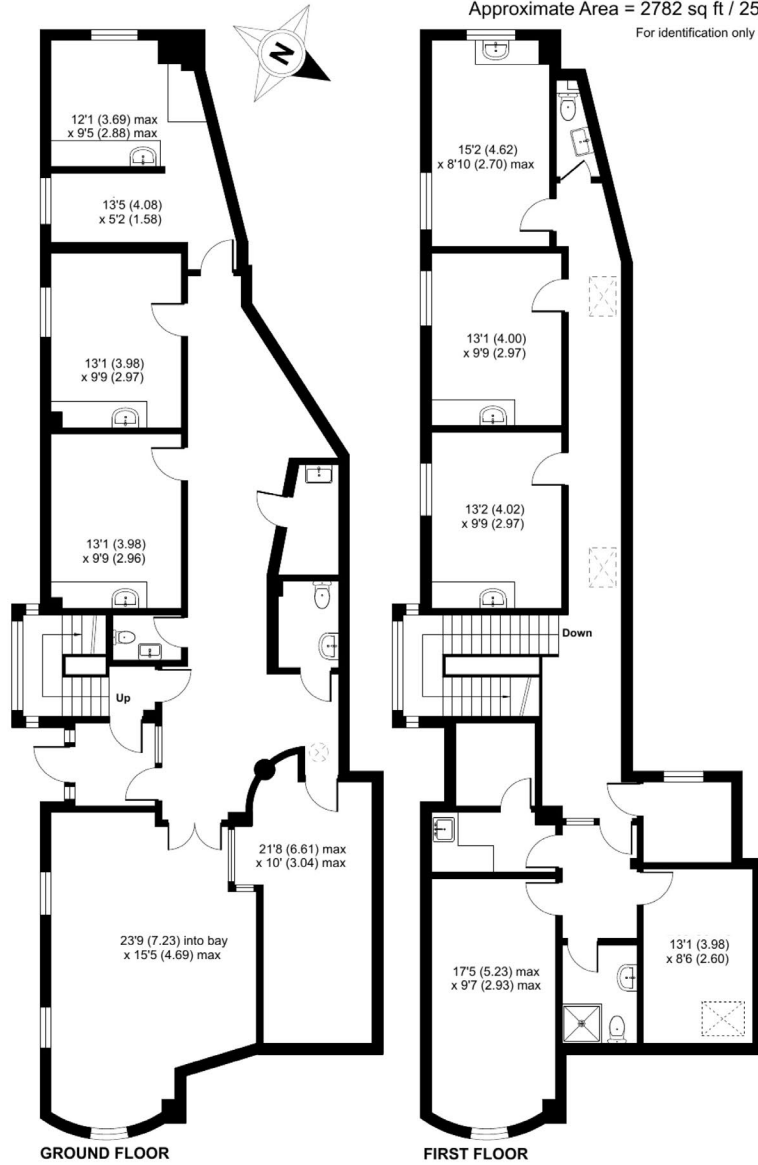
The subject property sits on the northern side of East Street at the junction with Congreve Street. The A2 Old Kent Road is less than 100 yards, and East Street joins the A2 just south of the Bricklayer's Arms roundabout. London Bridge, Elephant & Castle & Borough Stations are all c. 1 mile distant whilst Kennington and Bermondsey underground stations are a little over 1 mile. Numerous bus routes stop along the Old Kent Road and the immediate area is beginning to benefit from the wider redevelopment of the Old Kent Road and Elephant Park.

EPC

The property sits in band D. A copy is available on request.

East Street, London, SE17

Approximate Area = 2782 sq ft / 258.4 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Acorn Group. REF: 1119984





Terms

Offers in excess of £600,000 are invited for the vacant freehold interest, subject to contract only. A deadline for offers may be set and as such interested parties are advised to contact our offices for further information.

Services

Interested parties are advised to make their own enquiries in respect of service and utility connections.

VAT

VAT is not applicable in this matter.



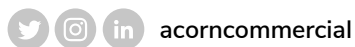
Viewings/Virtual Tour

The surgery remains operational at present but is due to be relocated in summer 2024. Internal viewings will be particularly difficult to accommodate until the surgery relocates, but a virtual tour is available to view by clicking [here](#).



Contact

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