



4 Tanner Street, London SE1 3LD

FREEHOLD FORMER
VICTORIAN WAREHOUSE

EXCELLENT
MICRO-LOCATION

GROUND FLOOR
UNIT C. 1,570 SQFT



KALMARs

Summary

- Freehold detached former Victorian warehouse for sale.
- Prominently located on the corner of Bermondsey Street & Tanner Street, backing onto Tanner Park, and 0.3 miles from London Bridge Station.
- Building arranged as a vacant ground floor commercial unit plus five units in the upper parts (all five are sold off on long leases).
- Commercial unit measures c. 1,570 sqft and benefits from 'E' use class - suitable for a variety of uses.
- Guide Price: £1,100,000.
- Likely to be of interest to commercial owner-occupiers and investors alike.



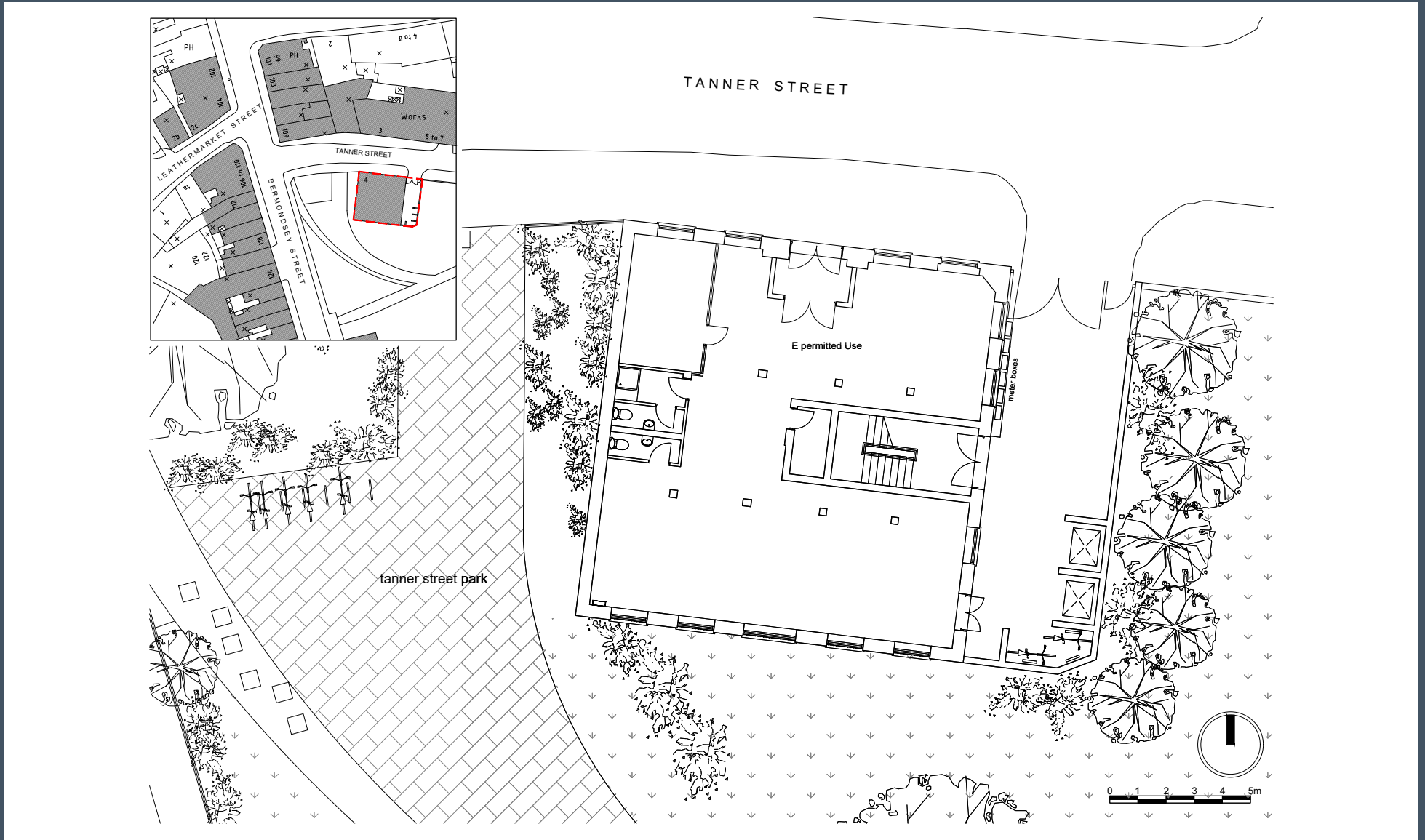
A freehold detached former Victorian warehouse, arranged as a vacant commercial unit over ground floor, and five self-contained units across the three upper floors (all five have been sold off on long leases).



Ground Floor Commercial Unit

The ground floor commercial unit is self-contained, with access via it's own front door from Tanner Street. The unit measures circa 1,570 sqft of practically perfectly square shape, with the space enjoying strong floor to ceiling heights and windows on three of the four elevations (allowing plenty of incoming natural light).

The property has most recently been used as an office and therefore has 'E' use class. Within 'E' use class the unit could also be used for: café, restaurant, gallery, leisure, educational and medical uses to name a few.



The Upper Parts

The buildings upper parts comprise five self-contained units, all of which are accessed via separate stair core and have been sold off on long leases.

Schedule of Leases				
Unit	Floor	Description	Unexpired Lease Term	Ground Rent (PA)
1 Tanner Street	Ground	Commercial unit	N/A	Peppercorn
Unit 1, 1 Tanner Street	First	Apartment	124 years	£400
Unit 2, 1 Tanner Street	First	Live/work unit	124 years	£400
Unit 3, 1 Tanner Street	Second	Apartment	214 years	Peppercorn
Unit 4, 1 Tanner Street	Second	Live/work unit	124 years	£400
Unit 5, 1 Tanner Street	Third	Penthouse apartment	124 years	£400
Total				£1600

Use Classification

- The five units in the upper parts originally comprised four live/work units (across first & second floors) and a residential penthouse across the top (third) floor.
- Two of the live/work units have paid the freeholder a premium to change the use in their lease from 'live/work' to simply 'residential'. Please get in touch for details of this.
- As such there are now three apartments and two remaining live/work units.

Lease Extension

- The lease for Unit 3 has recently been extended for a premium. Please get in touch for details of this.

Location

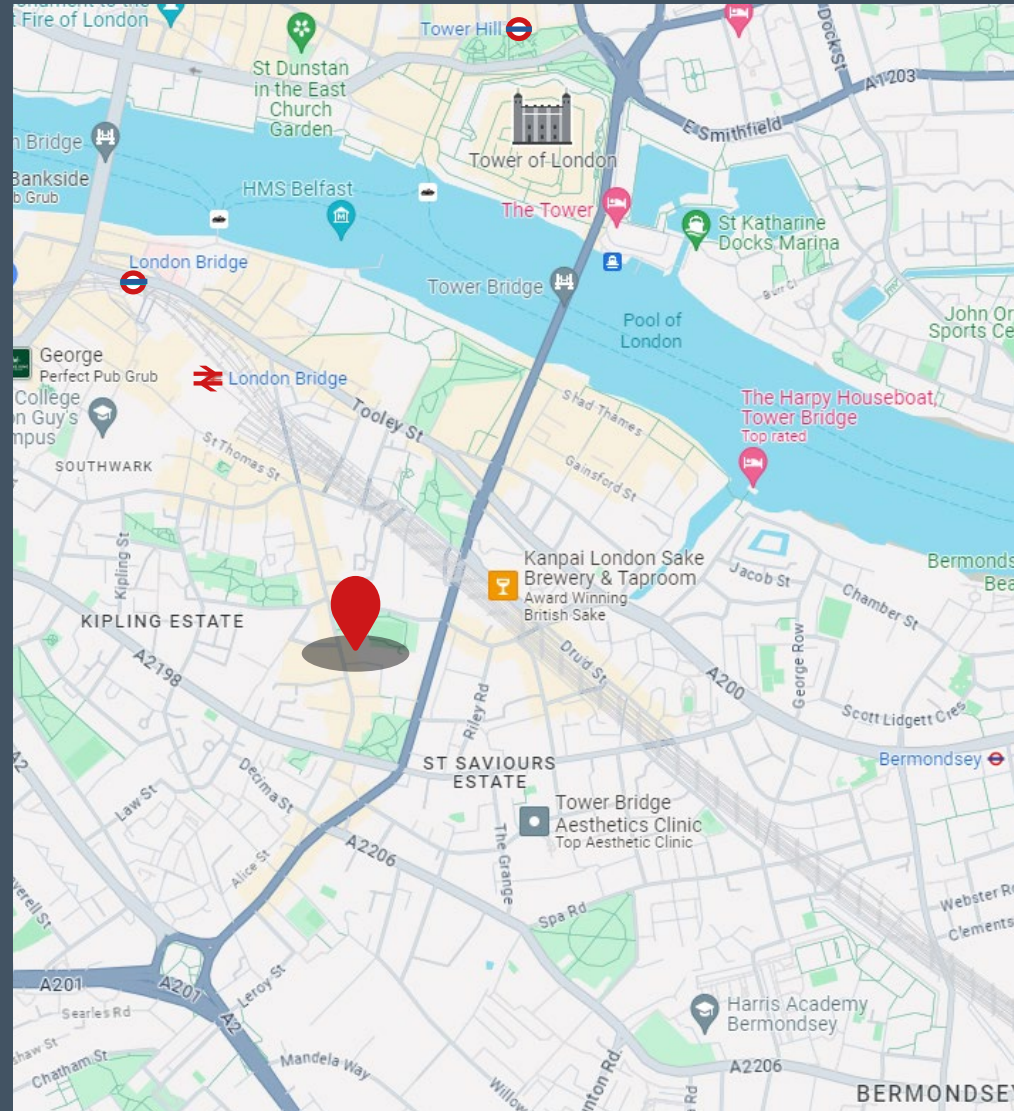
Tanner Street is the Street which connects Bermondsey Street, Tower Bridge Road and Tooley Street (plus adjoins Maltby Street). The property is located at the 'Bermondsey Street end' of Tanner St, and is the only building on the South side of the Street between Bermondsey St and Tower Bridge Rd (the rest of the South side being Tanner Street Park). It therefore sides (both) and backs onto the Park.

Tanner Street is made up entirely of former Victorian warehouses (all of which have also been converted to commercial/residential/ mixed-use buildings and then split into a variety of self-contained units within them). It is therefore considered one of the most

Public Transport

London Charing Cross	London Kings Cross	London Victoria	London Waterloo
⇄	⇄	⇄	⇄
10 mins	15 mins	16 mins	9 mins

In terms of public transport, London Bridge Strain Station is located a 6 minute walk away (0.3 miles) and provides direct access to the Northern & Jubilee Underground lines, and the Southern, Southeastern and Thameslink Railway lines. London Bridge is the fourth busiest train station in London and last year facilitated 48 million entries/exits alone.

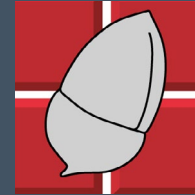


Terms

Guide price £1,100,000

Guiding £1,100,000 for the freehold property, which is to be sold subject to vacant possession of the ground floor commercial unit, and the five long leases in the upper parts.

Please note the property is elected for VAT, and as such the same is applicable in the sale.



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