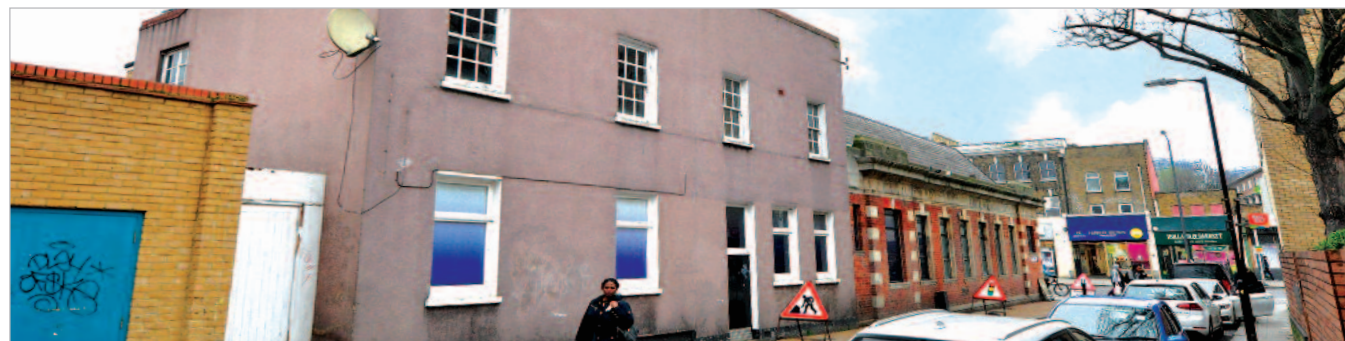
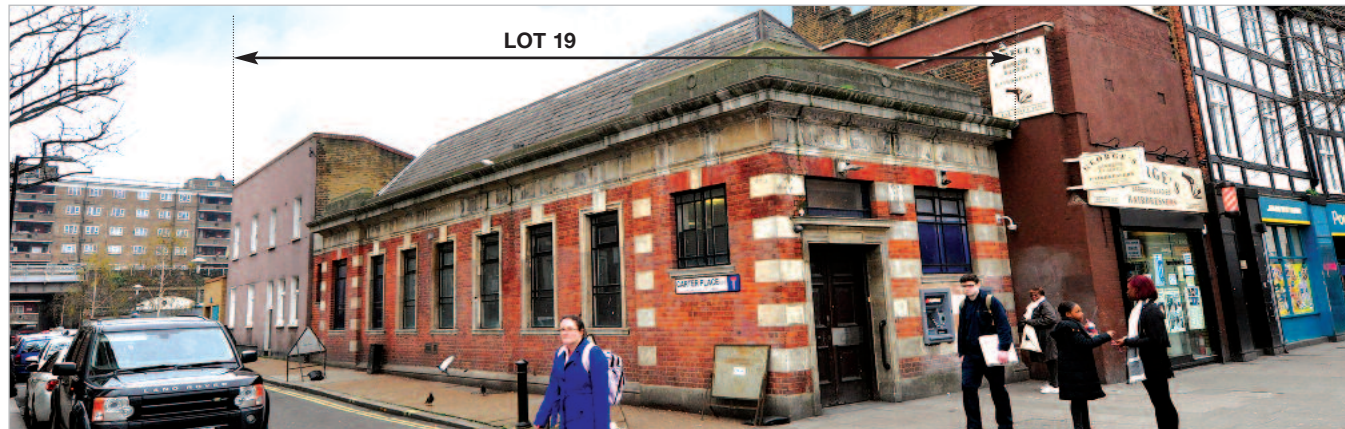
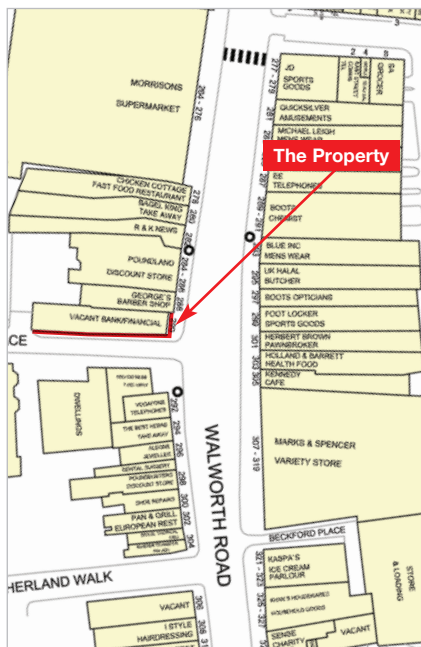


London SE17

290 Walworth Road & 2 to 6 Carter Place SE17 2TE

- **Prominent Freehold Vacant Former Bank and ATM Investment**
- Total accommodation 282.55 sq m (3,041 sq ft)
- Residential redevelopment potential
- Well located in densely populated London suburb, close to Boots, Marks & Spencer and Morrisons
- Elephant & Castle Underground Station (Zone 1) is within 0.5 miles
- No VAT applicable
- Total Current Rents Reserved **£7,500 pa⁽²⁾ plus Vacant Bank**

On the Instructions of a Major UK Bank



Tenure
Freehold.

Location
Walworth is a densely populated South East London suburb located within the London Borough of Southwark. The property is well located on Walworth Road, at its junction with Carter Place. Elephant & Castle London Underground (Bakerloo Line, Zone 1) and Overground Station is approximately 0.5 miles to the north of the property. Occupiers close by include a Morrisons superstore, Boots the Chemist, Marks & Spencer, Poundland, Foot Locker (opposite) and O2, amongst many others.

Description
The property is arranged on basement, ground and one upper floor to provide a former ground floor banking hall with ancillary staff and storage accommodation at basement and first floor level. To the front of the ground floor there are two ATM devices which will be leased back to the Vendor on completion.

Planning

Part or all of the property may lend itself to residential conversion subject to obtaining the necessary consents. All enquiries in this regard should be made with London Borough of Southwark. www.southwark.gov.uk

Buyer's Fee

Please note the successful buyer will be required to pay the Auctioneers a Buyer's fee of £900 inclusive of VAT upon exchange of Sale Memoranda.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be block viewings held prior to the auction. If you would like to attend you must email viewings@allsoop.co.uk with the details of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 19 London SE17**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
290 Walworth Road and 2 to 6 Carter Place	Vacant	Ground Floor GIA 170.30 sq m (1,833 sq ft) First Floor GIA 71.30 sq m (767 sq ft) Basement (1) 40.95 sq m (441 sq ft) Total 282.55 sq m (3,041 sq ft)	-	-	-
ATM Room	NatWest plc		5 years from completion	£7,500 p.a. (2)	Reversion 2023

(1) Not inspected by Allsop. Area provided by VOA.
(2) The tenant will have the benefit of 3 months' rent free.

Total £7,500 p.a.⁽²⁾

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms A Khan, DLA Piper UK LLP. Tel: 0113 369 2026 e-mail: annie.khan@dlapiper.com
Joint Auctioneer **GVA**
 An APLEONA company