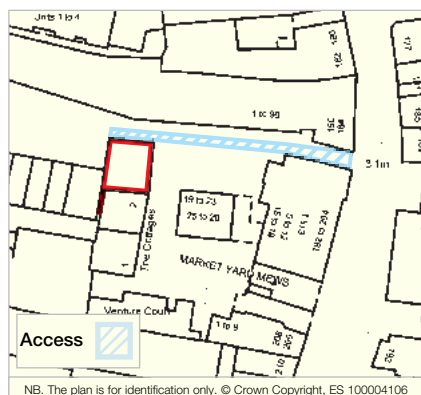


London SE1 Unit 15, Blue Lion Place SE1 4PU

- **Freehold Office Building**
Extending to Approximately 220 sq m (2,368 sq ft)
- Formerly the subject of Planning Consent for Conversion of the Existing Building to Create a Ground Floor Commercial Unit (Class B1) and 2 x Two Bedroom Residential Unit above. Now Expired

Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Radcliffes Lebrasseur
(Ref: S. Badiani).
Tel: 0207 227 7369.
Email: sheetal.badiani@rlb-law.com

Vacant – Freehold Office Building with Potential for Residential Development



Tenure

Freehold.

Location

The property is located on Blue Lion Place, to the north of its junction with Long Lane (A2198). The property also affords pedestrian access from Bermondsey Street to the west. Local shops, bars and restaurants are available along Bermondsey Street, with a more extensive range of shops and other facilities being available from London Bridge to the north and Borough to the west. Rail services run from London Bridge Station approximately 0.7 miles to the north and London Underground services run from London Bridge (Jubilee and Northern Lines) approximately 0.4 miles to the north and from Borough (Northern Line) approximately 0.8 miles to the west. The open spaces of Tanner Street Park and Leather Market Gardens are nearby.

Description

The property comprises an office building arranged over ground, mezzanine and first floors beneath a flat roof. The property is internally arranged to provide office accommodation and benefits from a roof terrace. The property may afford potential for residential conversion, subject to obtaining all necessary planning consents. The property was formerly the subject of planning consent for conversion of the existing building to create a ground floor commercial unit (Class B1) and 2 x two bedroom residential units above. Now expired.

Existing Accommodation

(The following areas were provided by the Vendor.)

Ground Floor – Open Plan Office with Kitchenette, Further Office, two wash basins, four urinals and shower – extending to approximately 80 sq m (861 sq ft)

Mezzanine Floor – Two Office Rooms, Kitchenette, Two WCs with wash basins – extending to approximately 63 sq m (678 sq ft)

First Floor – Open Plan Office with access to Roof Terrace – extending to approximately 77 sq m (829 sq ft)

Total Floor Area: 220 sq m (2,368 sq ft)

Proposed Accommodation

(The following areas have been provided by the Vendor.)

Ground Floor – Commercial Unit – extending to approximately 0 sq m (861 sq ft)

First Floor Plan – Two Bedroom Self-Contained Flat – extending to approximately 78 sq m (840 sq ft)

Second Floor – Two Bedroom Self-Contained Flat with Terrace – extending to approximately 65 sq m (700 sq ft)

Please see our website www.alltop.co.uk for a copy of the proposed plans.

Planning

Local Planning Authority: Southwark Council.

Tel: 0207 525 5000.

The property was formerly the subject of planning consent dated 9th August 2011 (Application number: 09-AP-2818) for conversion of the existing building to create 80 sq m of commercial (Class B1) floorspace at ground floor level and 2 x two bedroom residential units above. Now expired.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.