



Manor of Walworth

140 Walworth Road, London, SE17 1JL

Tenure - **Freehold**

Guide Price - **£2,150,000**

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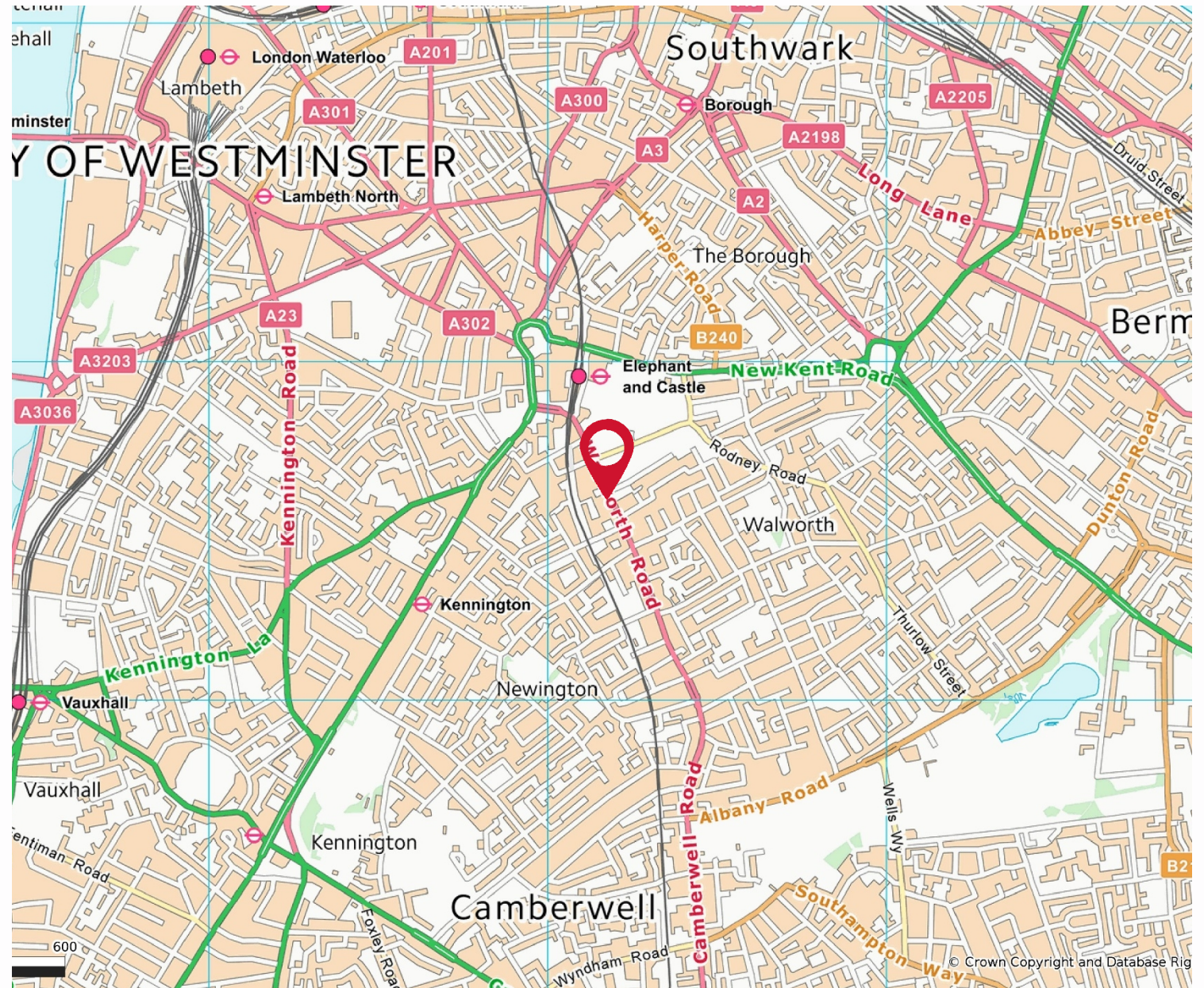


- Substantial freehold property
- Elephant & Castle location
- Potential for alternative use (STP)
- Gross internal area 5,902 sq ft (548.2 sqm) / £364 Capital value per sq ft
- Planning permission for 7 letting rooms to the rear
- Recently reopened to trade
- Enclosed rear trade garden
- Ground floor and first floor trade space

Location

Situated in Elephant and Castle which is a famous neighbourhood in London, just south of the Thames and a major London transport hub. Elephant and Castle has access to both the Bakerloo and Northern Line tube networks, a mainline rail station, cycle superhighway and 28 bus routes. The area is focused around the junction of the A3, A302 and A201 and offers easy access into Central London. There has been a significant amount of recent development in the area with the most notable being Elephant Park which is a development of 3,000 new homes, 50 new shops, restaurants and cafes and a new 2 acre park. Over £3bn of public and private money is being spent in the area, 5,000 new and replacement homes expected to have been built by 2025. £150m is being invested in transport –roads, cycling, walking routes and the public areas around them.

The Manor of Walworth is located on Walworth Road (A215), less than 5 minutes walk from the centre of Elephant and Castle and opposite the Elephant Park development which has a number of independent restaurant units including Koi Ramen Bar, Beze (Ethiopian vegan food), Tasty Jerk and Miko's. The property is adjacent to the Safestay Hostel and in an area of both commercial and residential property.



Description

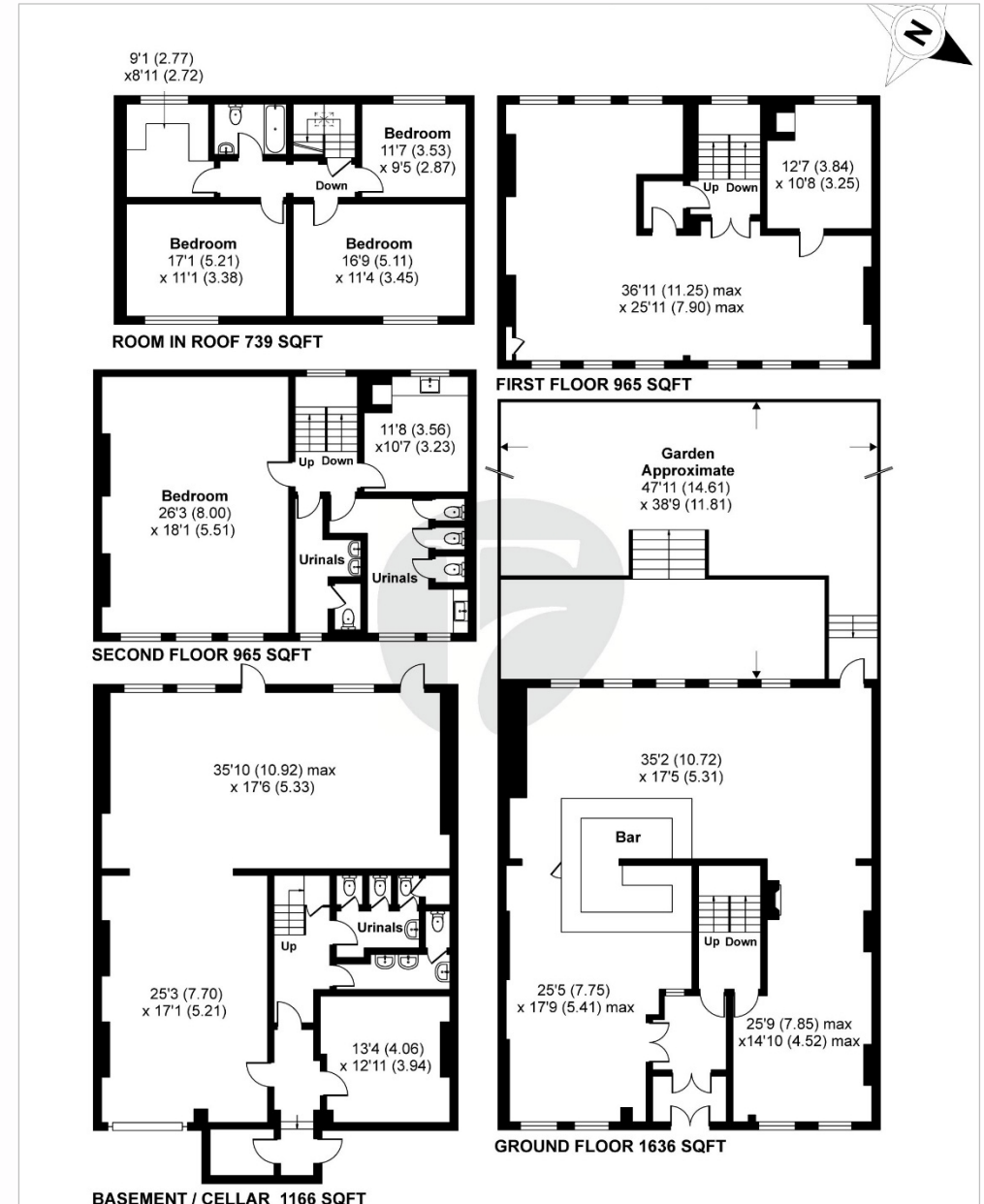
A substantial attractive Georgian five storey brick built property with steps up to a centrally located pillared porch entrance. Large sash windows to front and slate covered mansard in the roof space. Slope down to basement/lower ground access. Rear trade garden with space for circa 16 picnic benches. There is a further building plot at the rear of the property.

Floor Area

Approximate GIA (gross Internal Area) 5,902 sq ft (548.2 sqm).



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Accommodation

Ground Floor– A traditional style urban pub with a centrally located bar servery with trading space around part exposed, part papered walls with feature fireplaces.

Arranged in a lounge style with comfortable seating for 60+ covers. Access to rear garden. Stairway access to both the upper parts and lower ground floor.

First Floor – Function space with timber floors, exposed brick walls and feature fireplaces. Comfortable seating for 60 covers. Service kitchen space with dumb waiter.

Second Floor – Wash up room. Ladies and gents w.c.

Third Floor – Domestic accommodation with three rooms, kitchen and bathroom.

Lower Ground – Ladies and gents w.c., beer store and store space. Space under construction for a bar with access from the front through to the garden.

Rear Trade Garden – Part patio, part lawn, part decked with 14 picnic benches.

There is a further fenced off section of the garden that has benefits from planning permission (details below).





Tenure

Freehold with vacant possession.

Business Rates & Council Tax

The property is in an area administered by Southwark Council.

The property is described on the VOA website as 'Offices and Premises' and shows a Rateable Value of £53,000 (with effect from 1st April 2017).

Planning & Development

Planning application reference : 18/AP/2739 and 18/AP/2740 For further information please visit <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=PXEYOMKBI5U00&activeTab=summary>

Variation of condition 2 'Approved Plans' of planning permission ref. 12/AP/1234 (change of use of the existing building from offices with a flat (Use Class B1/C3) to a public house (use class A3/A4) with an ancillary function room and an associated six en-suite units to let (Use Class C1), together with two-storey rear extension and the erection of a two storey building to the rear of the existing building to provide an additional seven en-suite bedrooms to let (Use Class C1)) in order to allow change of use to the second and third floor from C1 to A3/A4 and new internal layout of the second and third floor.

Please note this property is Grade II listed and sits within the Walworth Road Conservation Area.

EPC

EPC exempt due to Grade II listing.

Trade

No trade is warranted or sold.

Premises Licence

A premises licence prevails, the main activities being:

- Sale by retail of alcohol

Sunday to Thursday: 10am until 12midnight

Friday to Saturday: 10am until 2am

- Provision of live music (indoors)

Monday to Sunday: 12midday until 10pm

- Provision of recorded music (indoors)

Monday to Thursday: 10am until 12midnight

Friday to Saturday: 10am until 2am

Sunday 11am until 12midnight

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Viewing & Further Information

Strictly by appointment only through Fleurets London office – 020 7280 4700.

Please note that staff are unaware and should not be approached under any circumstance.

For further information please log onto fleurets.com or give Andy or Ed a call.



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