

48a GREAT
to SUFFOLK
52a STREET
London SE1 0BL

**FREEHOLD
COMMERCIAL
PROPERTY**

SOLD WITH
VACANT POSSESSION

Offers in excess of
£1,000,000



EXECUTIVE SUMMARY



PROPERTY TYPE

Flexible Commercial



SIZE

138 sqm/1,486 sqft



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Southwark Underground



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ABOUT GREAT SUFFOLK STREET

Freehold commercial units in the heart of Southwark moments from Waterloo and London Bridge.

The property comprises 3 x E class units on the ground floor with 3 x maisonettes above. The flats are sold on long leaseholds of 125 years from 1999 to private occupiers. The vendors do not charge the leaseholders service charge but receives £255 per annum in ground rent income (£85 per flat).

The vendors currently operate a Thai restaurant called Coconut Thai at unit 52a and restaurant called Pollomama at unit 50a. The restaurants have a fully functioning kitchen and the kitchen equipment is included as part of the sale. Unit 48a is currently used as the vendors office and sits empty. The properties are all adjoining and there's an opportunity to create one large unit. Additionally, there's a large derelict basement which stretches across all three units which could also be utilised by a prospective purchaser.

The property is centrally located and would be of interest to various investors, developers and occupiers.

The properties are sold with vacant possession but could achieve an ERV of £75,000 per annum.

The vendors will only consider unconditional offers in excess of £1,000,000 for the freehold interests of the building.



LOCATION

The property is situated towards the end of a junction on Great Suffolk Street going towards Union Street. The property is centrally located in SE1 which is one of London's greenest boroughs, with 130 parks and open spaces.

The property is situated just 10 minutes' walk away from London Bridge, Blackfriars and Elephant and Castle. Location has a lot of footfall with local amenities and eateries nearby. The Union Jack Pub on the corner of Great Suffolk Street and Union Street along with Gordon Ramsays restaurant opposite the property.

This location is only a 2 minutes' walk away from Southwark Station and plays host to a number of offices, amenities and tourist attractions.



THE CLOSEST TRAIN STATION
Southwark Station (0.1 miles)



LOCAL AMENITY (CLOSEST)
London Bridge (0.6 miles)



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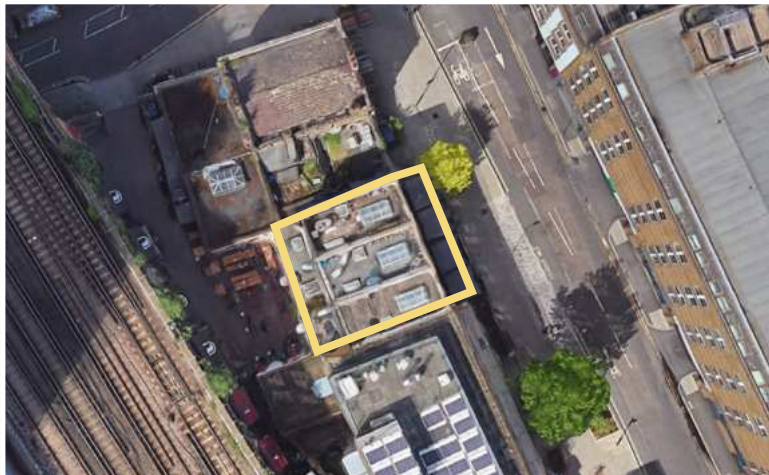
PLANNING

The existing ground floor units fall under use class E and are currently used as a restaurant by the owners.

The three ground floor commercial units could be one large unit by knocking some of the internal walls separating the units. There is a large derelict basement accessed by a hatch. The head height of the basement is approximately 7 feet and once cleared and access is provided it, could be additional storage or more E Class space.

The property has no significant planning history but may have some development potential to add an additional storey subject to gaining the relevant consents.

The property is three storeys whilst the neighbouring properties are four to five setting a precedent for more height.



Just Property Planning Ltd (Planning consultancy) have reviewed the development potential of 48-52 Great Suffolk Street, London, SE1 0BL and consider an upwards extension to facilitate additional residential accommodation is feasible.

For more information, please contact Justin Reid from Just Property Planning Ltd: justproperty.com



W
48a GREAT
to SUFFOLK
52a STREET



ACCOMMODATION SCHEDULE

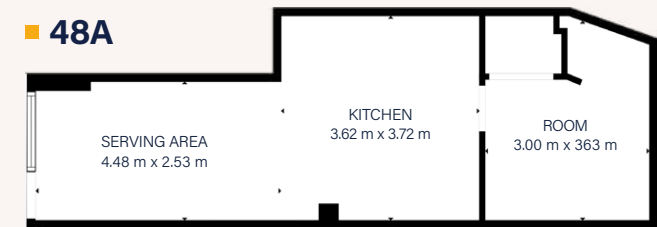
UNIT #	SIZE (SQM)	SIZE (SQFT)
48A	33	355
50A	35	377
52A	36	388
PATIO AREA	34	366
TOTAL	138	1486



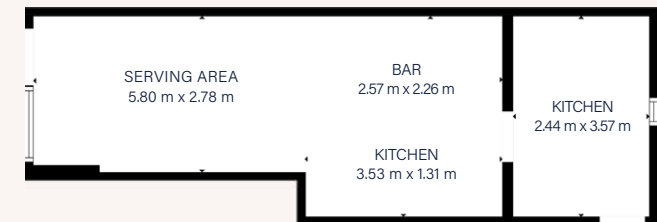
FLOOR PLAN



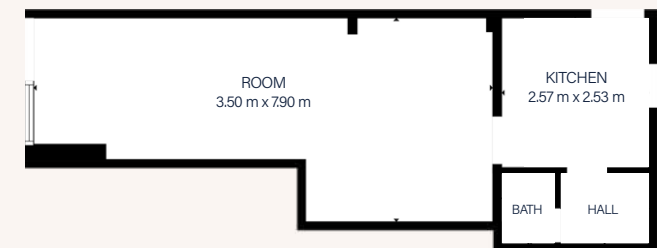
48A



50A



52A



FURTHER INFORMATION:

TENANCIES:

N/A

PROPOSAL:

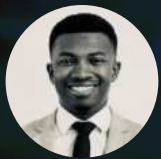
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VAT

The site is not elected for VAT

VIEWINGS:

Available strictly by appointment only



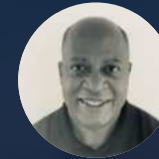
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