

FOR SALE



111-113 FRIARY ROAD
LONDON
SE15 1PY

FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY

- £850,000
- Residential location
- Development potential (STPP)
- VAT not applicable

LOCATION

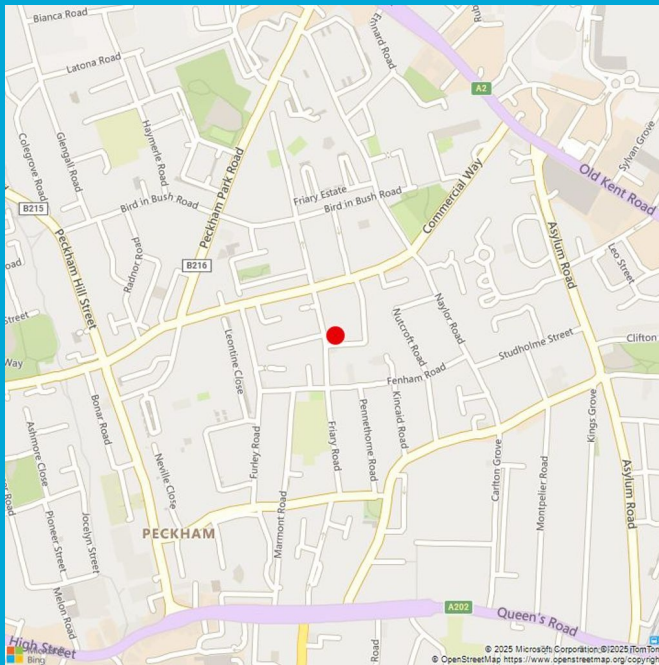
111-113 Friary Road is located in a predominantly residential area of Peckham in the London Borough of Southwark with parks and schools in the near vicinity.

The property has excellent public transport services. Queens Road Peckham station is approximately 10 to 15 minutes' walk away for overground rail services via the Windrush Line within Zone 2. Peckham Rye Station is also easily accessible and offers services on the Thameslink Line as well as the Windrush Line. Other public transport services include several bus routes nearby. The property has access to the A2 to the north and the A202 to the south for transport links into Central London.

DESCRIPTION

The property is brick built over two floors with a flat roof to the front and a pitched roof to the rear with a large lantern rooflight providing lots of natural light. There is a small, tarmacked area to the front used for car parking.

The property currently has uses under class B1 and sui generis. There is the possibility for conversion subject to planning permission/change of use and plans have previously been drawn up for the addition of a second floor and conversion to four one-bedroom flats, one two-bedroom flat and two two-bedroom duplex apartments.



ACCOMMODATION

The ground floor is currently used as storage for vehicles with a workshop to the rear. The first floor is currently used as storage and office space.

Ground Floor	2,089 Sq Ft	194.07 Sq M
First Floor	1,990 Sq Ft	184.87 Sq M
Total	4,079 Sq Ft	378.94 Sq M

TENURE

Freehold with vacant possession

TERMS

Asking price - £850,000

LEGAL COSTS

Each party to bear their own costs

BUSINESS RATES

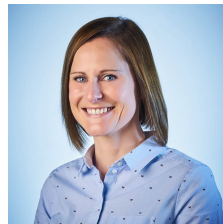
Rateable Value : £47,750

Rates Payable : £23,827.25

EPC

An EPC is being commissioned and will be available upon request once complete

VIEWINGS



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