



**STIRLING
ACKROYD**

FOR SALE

**47-49 Dorset Road,
London, SW8 1EX**

6,490 sq ft

**Freehold Sale - Lambeth
Commercial
Development Opportunity**



stirlingackroyd.com

Description

The property comprises a self-contained freehold building arranged over Basement, Ground, First and Second Floors. Historically a public house and more recently used for community, event and function-room purposes, the building is ideal for owner occupiers, investors and developers. The self contained detached building occupies a prominent corner plot, benefitting from generous site depth, an extensive footprint and strong frontage visibility. The internal layout and overall structure make the building suitable for a wide variety of commercial and social uses. Given the building footprint and existing built form, the property offers development potential.

Basement: 1,636 sq ft - Used as kitchen, storage, ancillary rooms, plant and service areas.

Ground Floor: 1,937 sq ft - Open-plan hall, lobby and bar area with separate male and female toilets.

First Floor: 1,496 sq ft - Function room/hall, terrace, kitchen & living room with an additional W/C.

Second Floor: 517 sq ft - Living accommodation.

Gated ground floor external area: 904 sq ft - Secure external area suitable for leisure use, deliveries & parking.

Total Site Area : 6490 sq ft



Key points

- Self-contained Detached Freehold building - 'Island Site'.
- Freehold Sale £2,000,000 - on the basis of Vacant Possession
- Prominent Return frontage onto Dorset Road with vehicular access
- Total GIA Building Area - 6490 sq ft - configured across Basement, Ground, First and Second Floors
- Mixed class use- sui generis & C3 residential
- Self-contained commercial building with open-plan areas and ancillary rooms
- Significant development potential, including scope for additional floors (STP)
- Suitable for a wide range of uses, including community, office, leisure, medical, educational & residential redevelopment (STP)



Location

The property offers excellent connectivity being within just a 10 minute walk of both Oval and Nine Elms stations, with numerous bus routes serving the area with connections to Vauxhall, Clapham, Stockwell, and Nine Elms.

Located within a predominantly residential area, 47-49 Dorset Road is on the junction of Dorset Road & Meadow Road. Dorset Road connects to the A3 (Clapham Road).

Transport Links



Oval 0.3 Miles



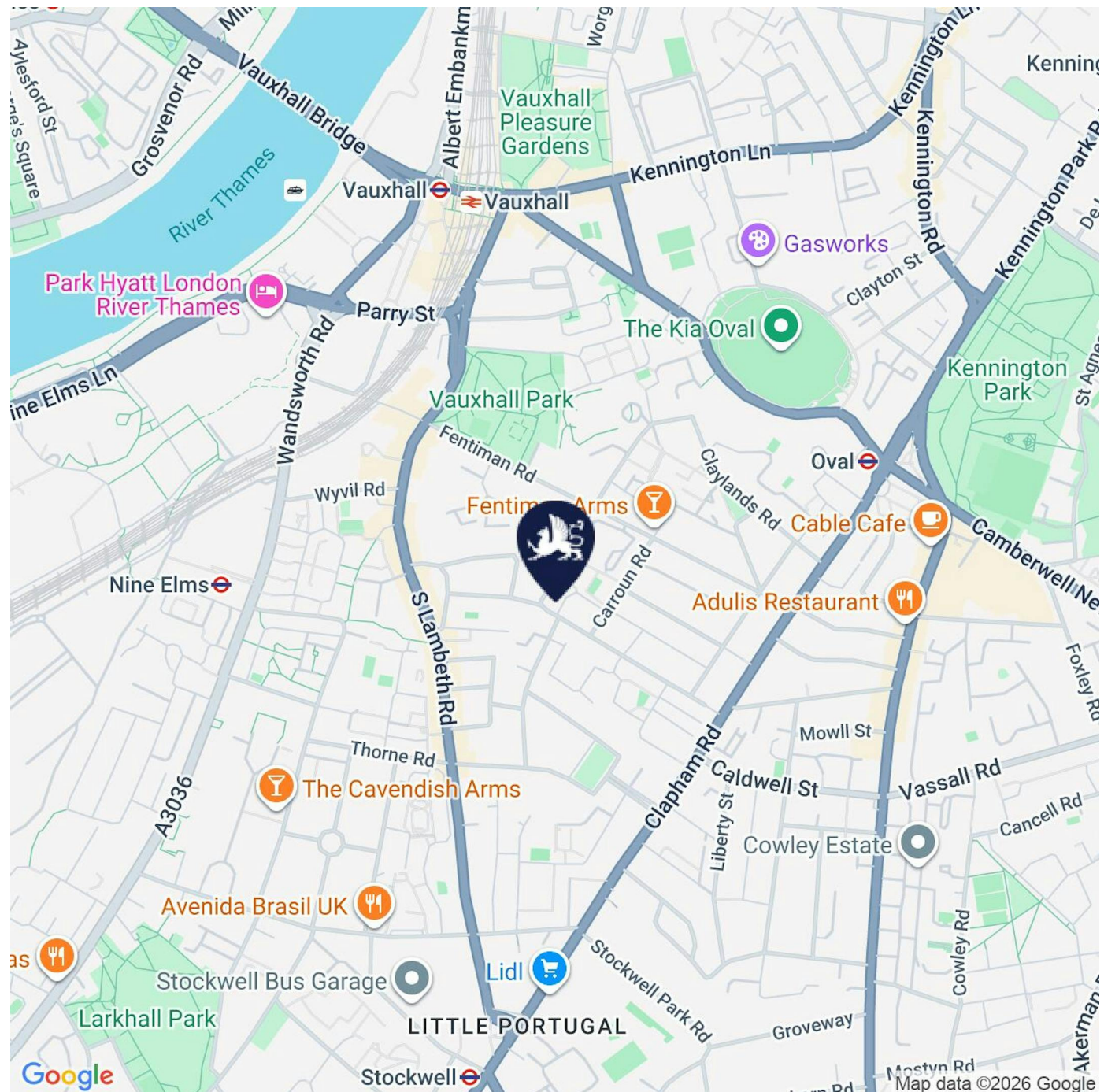
Nine Elms 0.3 Miles

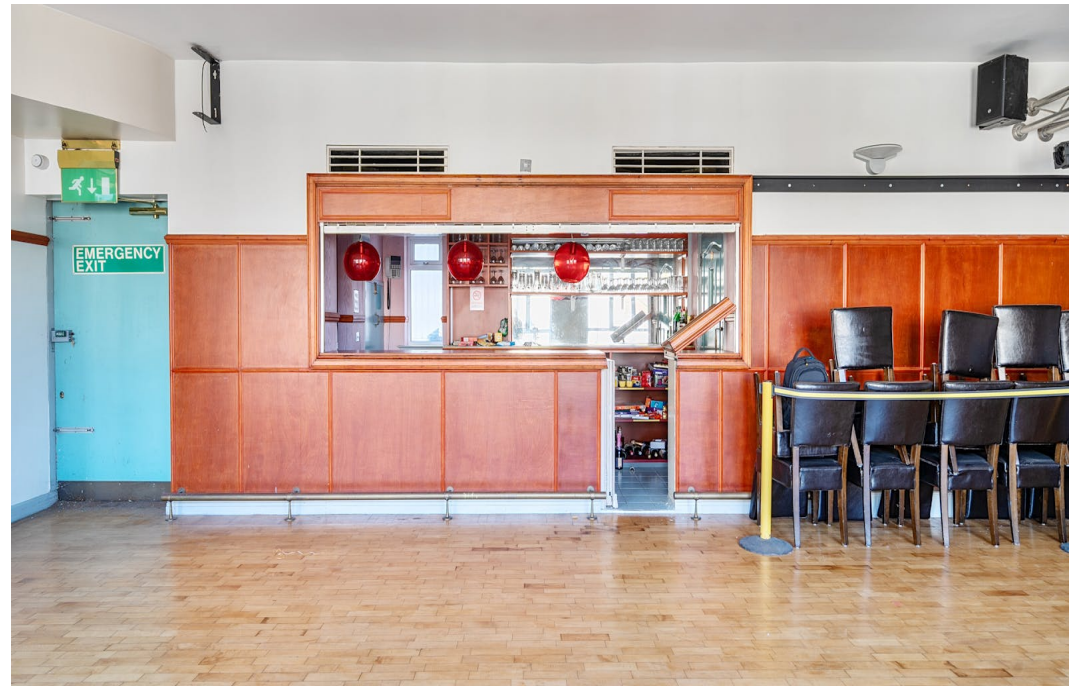


Vauxhall 0.4 Miles



Stockwell 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	1,636	151.99	Available
Ground	1,937	179.95	Available
1st	1,496	138.98	Available
2nd	517	48.03	Available
Building - Gated Ground Floor External Area	904	83.98	Available

Rents, Rates & Charges

Price	£2,000,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	G (154)

Viewing & Further Information



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