

Artist's impression of
new development



SITUATION

Located in a prominent position on the A2206 Grange Road, close to its junction with Tower Bridge Road and just a short distance from Tower Bridge, London Bridge, Southwark and the City.

Bermondsey is a bustling cosmopolitan area home to numerous fashionable bars, restaurants, galleries and boutiques.

PROPERTY

Currently comprising a Site of approx. 4,183 sq ft upon which stands 4 Ground Floor Shops, a Car Wash and 5 Self-Contained Flats.

PLANNING

Planning permission was granted (subject to conditions and a section 106 Agreement) on 10th February 2015 by London Borough of Southwark (ref No. 14/AP/1247) for:

"Erection of a new mixed-use development comprising of 7 storeys with 3 commercial Units (retail, financial and professional services or office) & 20 residential units of mixed tenure (10 × one bedroom, 6 × 2 bedroom and 4 × three bedroom units) some with terraces."

Plans and section 106 Agreement available on request.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

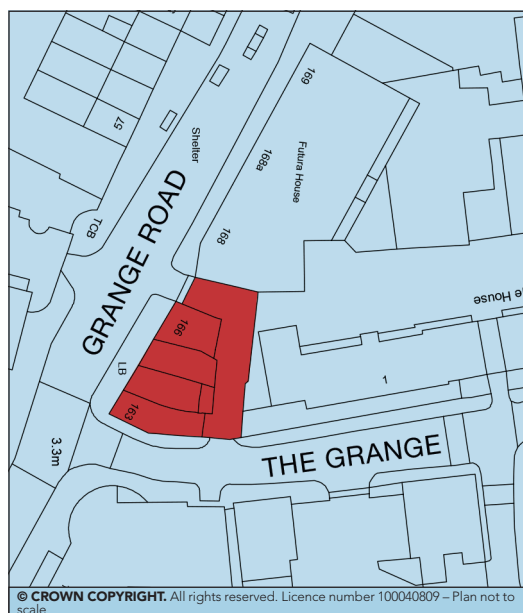
Note 1: 6 Week completion.

Note 2: There is artwork on the flank wall facing The Grange which is not included in the sale.

Vacant Site with Planning for 20 Flats & 3 Commercial Units (subject to conditions – See 'Planning')

The Surveyors dealing with this property are
MATTHEW BERGER and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



VENDOR'S SOLICITORS

Whitehead Monckton – Tel: 01622 698 020

Ref: A. Bak – Email: alexanderbak@whitehead-monckton.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts