



# FREEHOLD DEVELOPMENT FOR SALE IN ELEPHANT & CASTLE

**318-320 WALWORTH ROAD, LONDON SE17 2NA**

## **Location:**

The subject property occupies a prominent position in prime pitch Walworth Road. Elephant & Castle Station (Thames Link, Bakerloo and Northern Lines) is located a short walk away.

Nearby multi-national operators include Marks & Spencer, Argos, Footlocker, Superdrug and Holland & Barrett amongst many others.

## **Accommodation:**

The unit is arranged over ground, basement, first, second and third floors and has the following approximate gross internal area:

<b>Ground Floor:</b>	<b>2,167 sq. ft.</b>
<b>Basement:</b>	<b>1,051 sq. ft.</b>
<b>First Floor:</b>	<b>739 sq. ft.</b>
<b>Second Floor:</b>	<b>799 sq. ft.</b>
<b>Third Floor:</b>	<b>285 sq. ft.</b>
<b>Total:</b>	<b>5,041 sq. ft.</b>

## **Price:**

O.I.T.R.O. £1,250,000 are sought.

## **Tenure:**

Freehold with vacant possession on completion.

## **Use:**

The ground floor premises benefits from Class E planning use.

## **Rates:**

£26,385.92 per annum.

## **Planning:**

Interested parties are advised to make their own enquiries about the potential to divide the upper part to flats and possibly extend the first floor and top floor in line with adjoining building.

## **Legal Costs:**

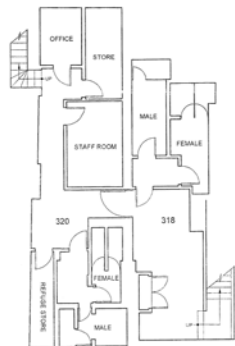
Each party to bear their own legal costs.

## **Viewings:**

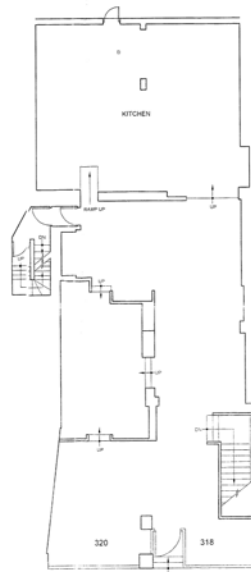
Please contact:

**Jenkins Law**  
**Ryan Mylroie**  
**0207 440 1840 / [ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)**

**Kalmars Commercial**  
**Scott Bebbington**  
**0207 403 0600 / [scottb@kalmars.com](mailto:scottb@kalmars.com)**



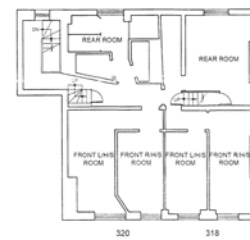
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC ROOF PLAN



ATTIC PLAN

NOTES																																																					
1. DO NOT SCALE THIS DRAWING.																																																					
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWING ISSUES AND THE SPECIFICATION.																																																					
<table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>App</th> <th>Che</th> <th>Drawn</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td colspan="6">Status: <b>IDENTIFICATION</b></td> </tr> <tr> <td colspan="6"> <b>CA</b>            Campling Associates Chartered Building Surveyors            Station House, Station Road, Eynsford Kent, DA4 4HP            Telephone: 01322 896077 Fax: 01322 892552            email address: enquiries@camplap.co.uk         </td> </tr> <tr> <td colspan="6">           Client:  <b>LESSORS</b> </td> </tr> <tr> <td colspan="6">           Project:  <b>320/318 WALWORTH ROAD, LONDON, SE17.</b> </td> </tr> <tr> <td colspan="6">           Drawing Title:  <b>EXISTING FLOOR PLANS</b> </td> </tr> <tr> <td colspan="6">           Scale: <b>1:100</b> <span style="float: right;">A1</span> </td> </tr> <tr> <td colspan="5">           Job No:  <b>9254/01</b> </td> <td>           Rev:         </td> </tr> </tbody> </table>						Rev	Description	App	Che	Drawn	Date	Status: <b>IDENTIFICATION</b>						<b>CA</b> Campling Associates Chartered Building Surveyors Station House, Station Road, Eynsford Kent, DA4 4HP Telephone: 01322 896077 Fax: 01322 892552 email address: enquiries@camplap.co.uk						Client: <b>LESSORS</b>						Project: <b>320/318 WALWORTH ROAD, LONDON, SE17.</b>						Drawing Title: <b>EXISTING FLOOR PLANS</b>						Scale: <b>1:100</b> <span style="float: right;">A1</span>						Job No: <b>9254/01</b>					Rev:
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