

lot 4

209-210 Grange Road Tower Bridge, London SE1 3AA

Vacant Possession

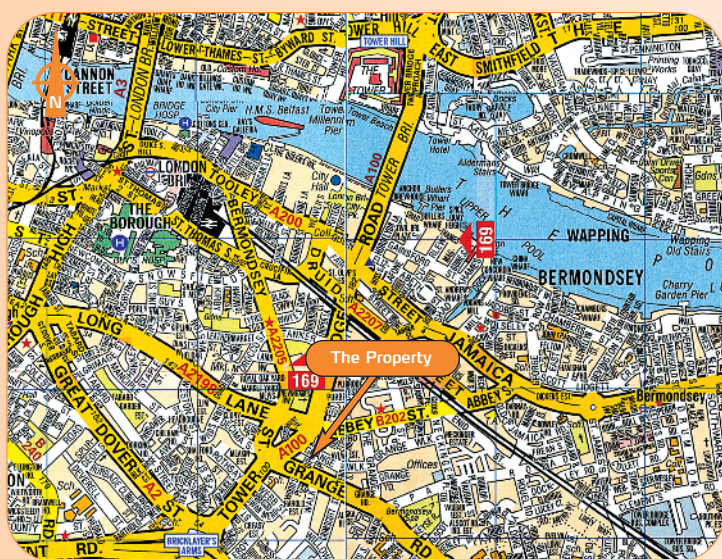
Freehold Building with Residential Redevelopment Potential

- Approximately 354.28 sq m (3,814 sq ft)
- Active management potential
- Current use a ground floor office and self-contained residential upper floors
- Fashionable Central London location less than 1 mile south of Tower Bridge and the City of London



On behalf of Receivers





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Location

Miles: Less than 1 mile south of the City of London
4 miles south-east of the West End
Roads: A2 (Old Kent Road), A3, A100 (Tower Bridge Road), A201 (New Kent Road)
Rail: London Bridge Station (Zone 1), Borough Underground Station (Zone 1), Bermondsey Underground Station (Zone 2)
Air: London City Airport, London Heathrow Airport, London Gatwick Airport

Situation

The property is located on the north side of Grange Road at its junction with Grigg's Place and close to its junction with Tower Bridge Road, less than 1 mile south of Tower Bridge and the City of London. The local area has seen significant development and improvement in recent years with the development of the Shard at London Bridge and Southwark Council's current £3bn regeneration programme in Elephant & Castle (Source www.southwark.gov.uk).

Description

The property comprises office accommodation on the ground floor with ancillary accommodation on the first floor and a large self-contained residential maisonette on the second and third floors. The property benefits from a rear yard accessed from Grigg's Place. The property may be suitable for residential redevelopment (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860. Email: alec.linfield@acutus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office/ Ancillary	93.45 sq m	(1,006 sq ft)	VACANT POSSESSION
First	Ancillary	72.00 sq m	(775 sq ft)	
Basement	Ancillary	93.60 sq m	(1,007 sq ft)	
Second	Residential maisonette	59.00 sq m	(635 sq ft)	VACANT POSSESSION
Third		36.23 sq m	(390 sq ft)	
Totals		354.28 sq m	(3,814 sq ft)	

For further details please contact:

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Buyer's Legal Report Service

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See: www.acutus.co.uk for further details

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