

FOR SALE
SELF-CONTAINED COMMERCIAL STUDIO UNIT
ELEPHANT & CASTLE, LONDON SE17

Tel: 07885 912 982



JUST REDUCED

VAT EXEMPT

FULL DETAILS ENCLOSED



**SELF-CONTAINED
COMMERCIAL STUDIO UNIT**

**CLASS E
(VARIETY OF USES)**

LONG LEASEHOLD

**CLOSE TO WALWORTH ROAD AND
TRANSPORTATION**

NO VAT ON PURCHASE PRICE

SECURE UNDERGROUND PARKING

PRICE: REDUCED TO £525,000

**2a, Browning Street
London SE17 1LN
Approx. 807sq ft (75 sqm)**

**Class E (various uses).
Secure underground parking
Viewing by appointment only.**









Location

The property is located on Steedman Street close to the junction with Walworth Road and within a short walk of Elephant & Castle underground station. There are also several bus routes that serve the immediate area to all destinations. An abundant of amenities can be found along the high street to include cafes, restaurants, supermarkets and financial organisations.

The Property

A ground floor self-contained commercial unit forming part of a mixed-use development. The accommodation is currently arranged as a 'live/work' unit but falls under Class E covering a variety of alternative commercial uses. The property benefits from under floor heating, wooden floors, ample storage, recessed spotlighting throughout including a large modern open plan eat-in kitchen, full bathroom and shower.

There is also access to communal gardens and the property includes a secure underground parking space.

Tenure

A long leasehold of 125 years from 25th March 2004 with a ground rent of £250 per annum.

Vat

We understand VAT is NOT payable on the purchase price.

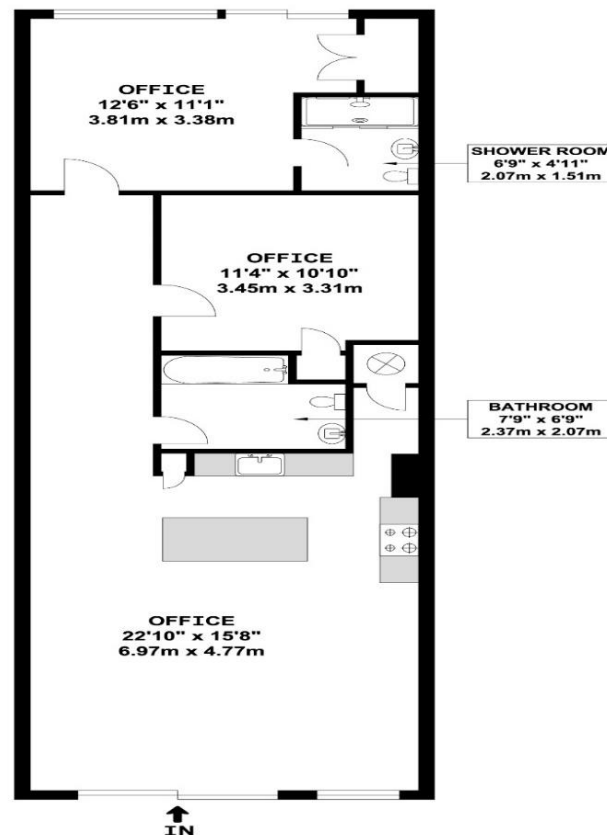
Price

Offered for sale at £525,000 to be sold with vacant possession.





**G09 SOUTH CENTRAL, 9 STEEDMAND STREET
LONDON SE17**

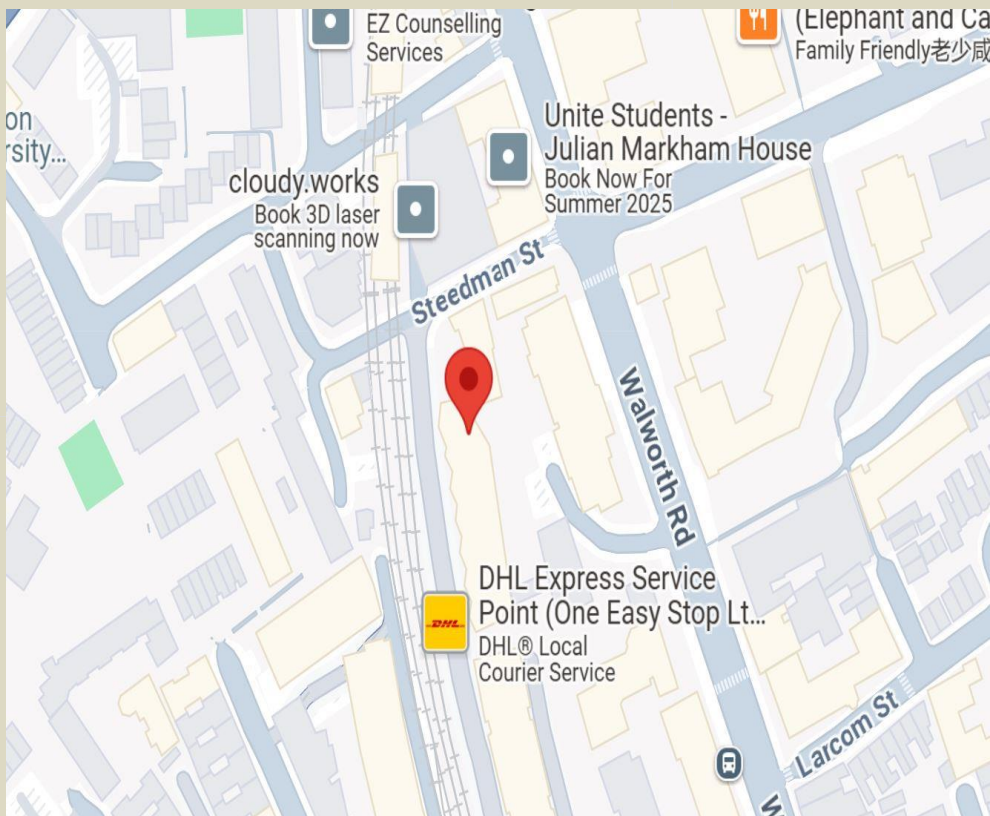


APPROX. NET FLOOR AREA 806.53 SQ. FT / 74.93 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



Specifications

Under floor heating
Recessed spotlighting
Oak wood flooring
Bathroom with shower
Modern open plan kitchen
Ample storage throughout
Security alarm
Communal gardens
Secure parking space
Walking distance to shops
and transportation.

Tenure

A new 999 year lease offered on completion.

EPC

Rating - D = 66

VAT

The property is NOT elected for VAT.

Service Charge

The annual service charge for the year is approximately £3,000.

Price

£525,000 to be sold with vacant possession.

Rates / Council Tax

Please make your own enquiries with the local authorities.

Further Details

Ian Lim
Lim Commercial
E: ian@limcommercial.com
Tel: 07885 912 982