



Building Exterior

4-10 BOMBAY STREET

LONDON, SE16 3UX

PART-COMPLETE MIXED-USE
INVESTMENT / DEVELOPMENT
OPPORTUNITY

BY ORDER OF THE JOINT FIXED
CHARGE RECEIVERS



VANDERMOLLEN
REAL ESTATE

Executive Summary

Part-complete mixed-use investment
/ development opportunity for sale in
Bermondsey, South East London, SE16.

The property is a seven-storey part-complete mixed residential and commercial development comprising 2 incomplete Class A1, A2 and B1 commercial units extending to 416 sq.m. (4,478 sq. ft.) over ground and first floors, in addition to 18 residential apartments (6 x 1 Bed, 8 x 2 Bed and 4 x 3 Bed) on the upper floors providing an aggregate net useable floor area of approximately 1,358 sq. m. (14,618 sq. ft.).

7 of the apartments have been sold off on long leaseholds with 11 apartments (1 x 1 Bed, 6 x 2 Bed, 4 x 3 Bed) providing an aggregate net useable floor area of 899 sq. m. (9,678 sq. ft.) remaining within the freehold.

The building is situated approximately 800 metres South of Bermondsey Underground Station providing direct services to Canary Wharf (4 minutes), Waterloo (5 minutes), and Bond Street (11 minutes) via the Jubilee Line.



Location

Bermondsey is a vibrant district of south-east London with an array of shops, pubs, bars and restaurants.

Public transport is excellent with the area benefitting from Bermondsey Underground Station providing direct services to Canary Wharf (4 minutes), London Waterloo (5 minutes) and Bond Street (11 minutes) via the Jubilee Line. Southern Rail services are also available from South Bermondsey Station which is situated only 950 metres South East of the property and provides direct services to London Bridge (5 minutes) and East Croydon (19 minutes). The area also benefits from numerous bus routes with services to Elephant & Castle, Greenwich and The City of London among many others.

The property is located on Bombay Street, close to its junction with Southwark Park Road (A2206), which offers a wide range of local amenities.



The Building

The property is a seven-storey detached building comprising a part-complete mixed residential and commercial development. The residential accommodation has been completed and provides 18no. apartments (6 x 1 Bed, 8 x 2 Bed and 4 x 3 Bed). The ground floor commercial accommodation remains incomplete but has planning consent for 416 sq. m. (4,478 sq. ft.) of commercial / employment floor space (Use Classes A1, A2 and B1).

7no. apartments have been sold off on long leaseholds with 11no. apartments remaining within the Freehold as follows:-

Unit No.	Floor	Bedrooms	Bathrooms	Size Sq. M.	Size Sq. Ft
2	Second	2	1	87.32	940
3	Second	3	2	98.29	1,058
4	Third	2	1	68.38	736
5	Third	2	1	79.61	857
7	Third	3	2	98.29	1,058
8	Fourth	2	1	68.38	736
9	Fourth	2	2	79.61	857
11	Fourth	3	2	98.29	1,058
12	Fifth	2	2	67.91	731
14	Fifth	1	1	54.72	589
15	Fifth	3	2	98.29	1,058
Total				899	9,678

Each apartment has been fitted out to a modern specification benefitting from modern fully fitted kitchens with Bosch appliances, ample natural light with floor to ceiling windows and generous sized balconies.



Planning

The property lies within an area administered by Southwark Council.

The site was granted consent under Application 17/AP/0296 for the 'Demolition of existing buildings and erection of a part 6 part 7 storey mixed-use building with 416 sq. m. of flexible commercial and employment floorspace at ground and first floor level (Use Classes A1, A2 and B1), 18 flats (6 x 1 Bed, 8 x 2 Bed & 4 x 3 Bed) comprising 2 wheelchair accessible units in the upper floors and associated private amenity areas, landscaping, pedestrian access points, cycle parking and refuse storage'. The consent was granted in January 2018.

The commercial accommodation remains incomplete. Please refer to the data room for further information on the planning history and Section 106.





Bedroom Flat 11



Bathroom Flat 11



Terrace View Flat 11



Terrace Flat 11



Building Exterior



Tenure

The property is held Freehold under Title No's: 97530, LN8627, LN11168, SGL329534 & SGL331359.

7no. units have been sold off long leasehold for a term of 150 years each expiring in 2171.

EWSI Form

The property has an EWSI rating of A1 identifying that there are no attachments whose construction includes significant quantities of combustible materials.

VAT

All prices are quoted exclusive of VAT.

Proposal

We are inviting offers for the Freehold interest, subject to contract and exclusive of VAT.

Data Room

[Click Here](#) to access the Data Room.

Viewings

Strictly by appointment with the joint agents.

Contact Details

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The Misrepresentation Act 1967.

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