

FOR SALE
COMMERCIAL STUDIO,
ELEPHANT & CASTLE, LONDON SE17

Tel: 07885 912 982



SELF-CONTAINED
COMMERCIAL STUDIO

CLASS E
(VARIOUS USES)

999 YEAR LEASE
(OFFERED ON COMPLETION)

CLOSE TO WALWORTH
ROAD

EXCELLENT INVESTMENT
OPPORTUNITY

PRICE: £350,000

2a, Browning Street
London SE17 1LN
Approx. 1,551.7 sq ft (144 sqm)

Class E (various uses).
Viewing by appointment only.







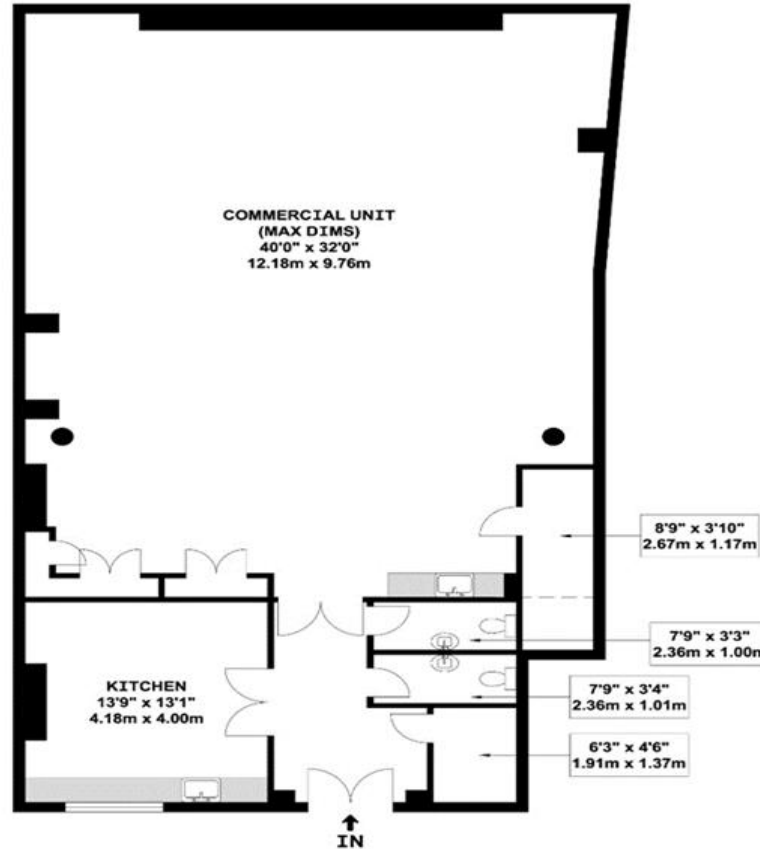








----- RESTRICTED HEAD HEIGHT
UNDER THE 1.50 STAIRCASE



APPROX. NET FLOOR AREA 1551.72 SQ. FT / 144.16 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.

Location

The property is located on Browning 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 large period property. The main hall benefits from wooden floors throughout including a large eat-in kitchen and single W.C.

The premises are currently used for creative companies under a temporary licence.

Tenure

A new 999 year lease offered on completion.

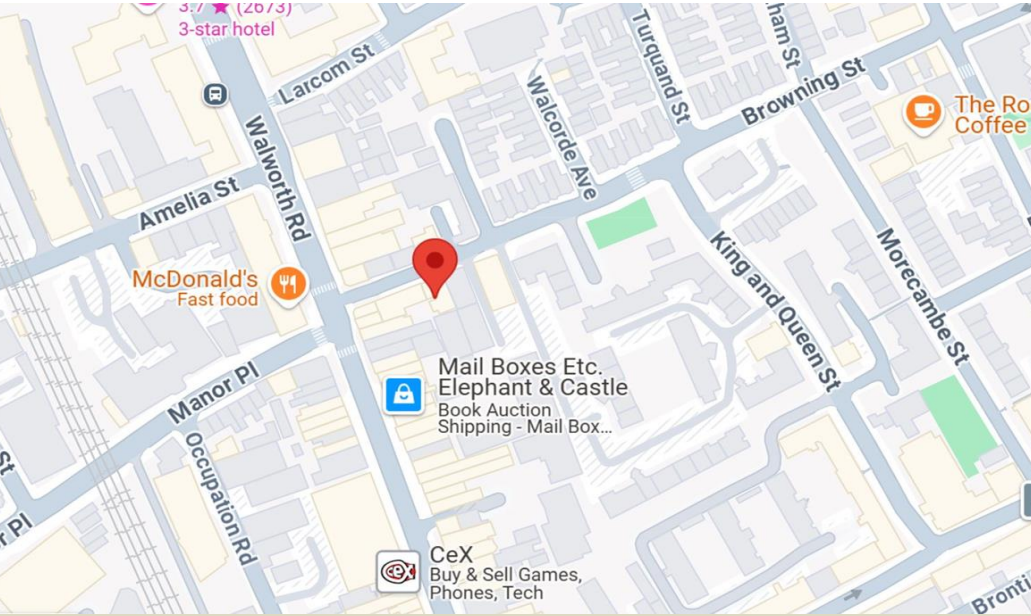
Price

Offered for sale at £350,000 to be sold with vacant possession.



Lim Commercial

Tel: 07885 912 982



Tenure

A new 999 year lease offered on completion.

EPC

Rating - B = 85

(Upgraded to energy efficient LED lighting.)

VAT

The property is not elected for VAT.

Price

£350,000.

Rates

The Rateable Value for the years 2024/25 is £15,250 Therefore, the rates payable is approximately £7,600.

Service Charge

The approximate service charge for the year is approximately £1,000.

Further Details

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

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