

**** INVESTMENT / DEVELOPMENT OPPORTUNITY ****

**JOHN SMITH HOUSE
144-152 WALWORTH ROAD
LONDON SE17 1JL**



Location: The property is located to the south of Elephant and Castle on the Walworth Road. Transport links are excellent with Southwark and Elephant & Castle stations providing access to the Northern, Bakerloo and Jubilee underground services along with links to national rail services. The building is also well served by the numerous bus routes running along the Walworth Road

Description: Dating from the early 1900's the listed element of this building forms part of an attractive façade. A large office extension was subsequently added to the rear property in the 1980's. The building was most recently used as office accommodation by Southwark Council. The property has potential for a variety of uses subject to planning and listed building consent.

Accommodation: The current site area of the property is approximately 0.1647ha (0.4068 acres), and the accommodation is arranged as follows:

Floor	Net Internal Area (Sq ft)	Gross Internal Area (sq ft)
Lower Ground	5,458 sq ft (507.1 sq m)	7,780 sq ft (723 sq m)
Ground	6,736 sq ft (625.8 sq m)	7,500 sq ft (697 sq m)
First	6,736 sq ft (625.8 sq m)	7,490 sq ft (696 sq m)
Second	6,736 sq ft (625.8 sq m)	7,510 sq ft (698 sq m)
Third	5,729 sq ft (532.2 sq m)	6,564 sq ft (611 sq m)
Total	31,394 sq ft (2,916 sq m)	

Would suit conversion to hostel subject to planning permission

Tenure: Freehold with full vacant possession

Price: **£5,000,000 subject to contract**

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