

FREEHOLD FOR SALE Development Opportunity

83 Evelina Road, Nunhead
London, SE15 3HL



Key information

- Prime development opportunity
- For sale freehold with vacant possession upon completion
- Site extends to approximately 3,702 sq ft (344 sq m)
- Feasibility study indicates commercial ground floor and 9 residential units
- Seeking unconditional offers
- Closing date for offers noon on Wednesday 30th October 2024



Contact

Serena Esses – 07443 053241
serena.esses@rapleys.com

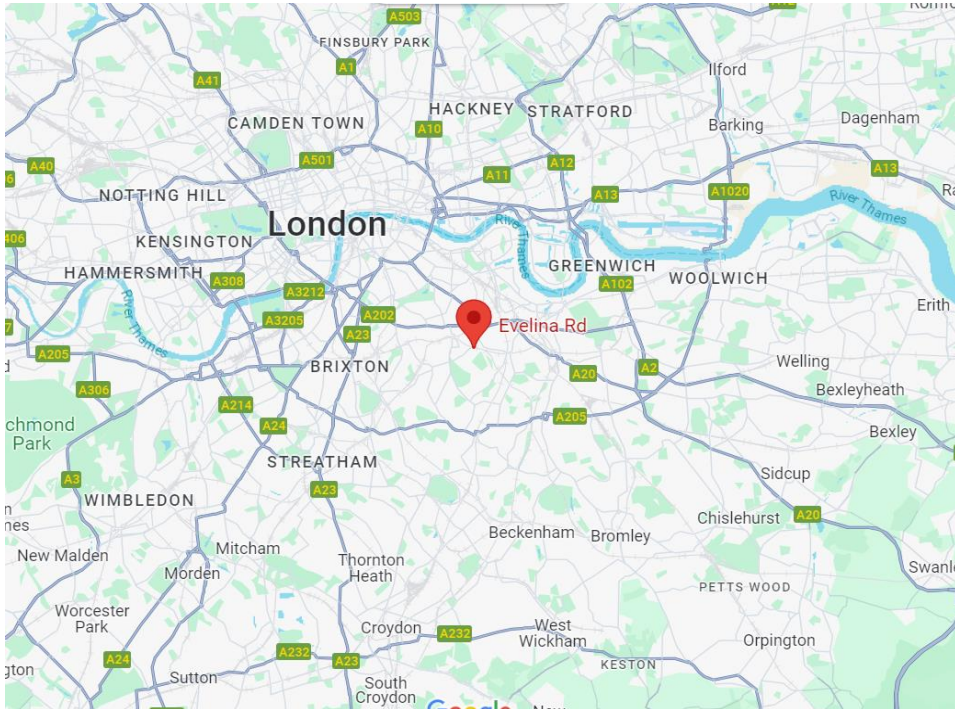
Charles Alexander – 07831 487420
charles.alexander@rapleys.com

Location

The site is located on Evelina Road (A2214) and in close proximity to Nunhead Station entrance. The surrounding properties comprise of residential with some commercial/mixed use on the ground floor.

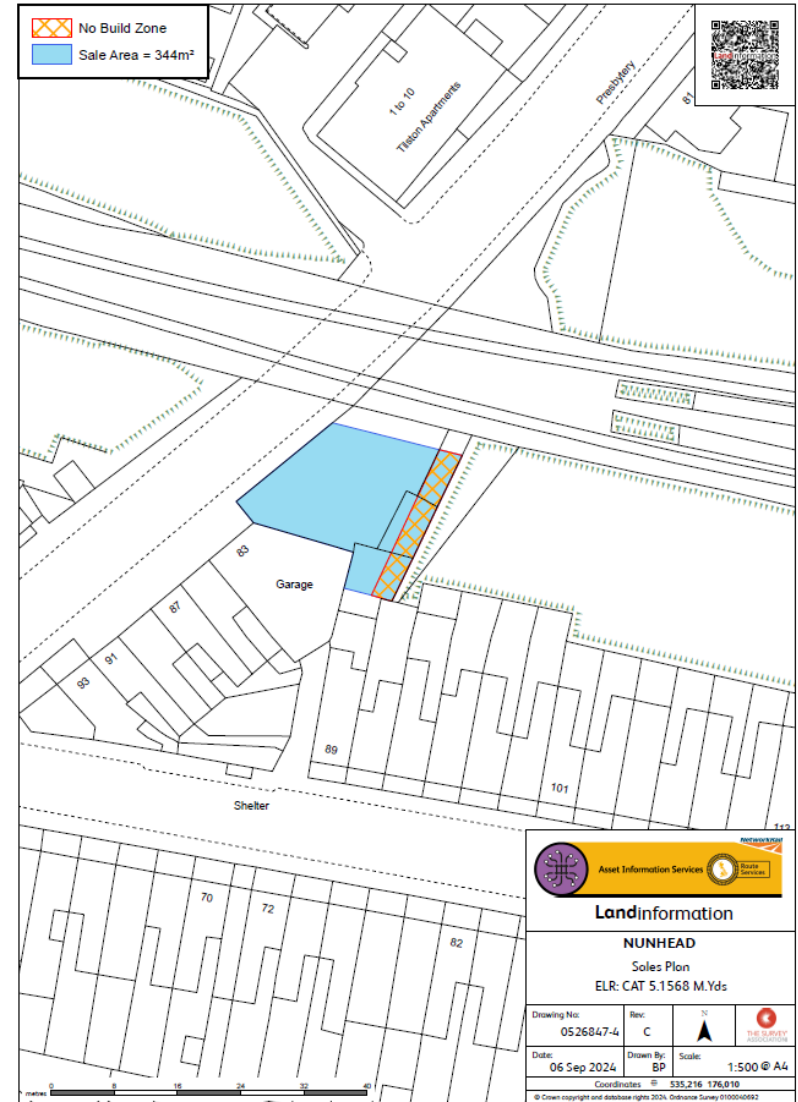
Located in the heart of sought-after Nunhead, this freehold land presents a unique proposition for investors and developers. The site is nestled within a bustling community and surrounded by an array of amenities including shops, cafes and transport links.

Nunhead is a suburb in the London Borough of Southwark and located 4 miles southeast of Charing Cross.



Description

The site is currently being used as a car wash station.

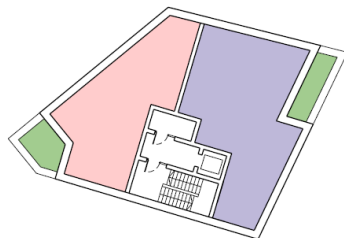


Development Potential

A number of initial feasibility studies have been drawn up by an architect, initial findings indicate that the site could accommodate circa 1,800 sqft of ground floor commercial with 9 private apartments on the upper floors.

Further information is available from the selling agents.

	Unit	1b2p	2b4p	3b5p	Commercial
Ground					170
First					
	1		73		
	2			86	
Second					
	3		73		
	4			86	
Third					
	5		73		
	6			86	
Fourth					
	7	50			
	8	53			
	9	50			
		153	219	258	
					170



Typical upper floor



Planning

The site falls within the jurisdiction of The London Borough of Southwark. The site is not within a Conservation Area, nor are there any listed or located listed buildings on or adjacent to the site.

Lease

The Vendor also owns the area to the north and under the viaduct, it is envisaged that a prospective buyer would occupy this area on a 3-year lease at a peppercorn rent which would commence on the day of Completion. It is expected that this area could be used for a compound while the redevelopment takes place.

Offers:

Offers are invited on an unconditional basis. All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion.
- Confirmation of deposit amount/percentage.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third-party approvals required, please provide proof of funds.
- Provide details of any elements of conditionality within the proposal or any assumptions made.
- Provide details of the solicitors who will be acting on your behalf in this transactions.

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is noon on Wednesday 30th October 2024 and offers should be submitted by email to Serena Esses & Charles Alexander. Offers will be sought for the site on the basis of freehold with vacant possession.

Tenure

The property is available freehold with vacant possession upon completion.

Utilities

It is understood that the site benefits from electrics and water. Any buyer should make sure they are comfortable prior to submitting a bid.

VAT

The property has been elected for VAT, so will be charged at the prevailing rate.

Identity Checks

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings

Viewings are strictly by appointment only. Please contact the selling agent for further information:

Serena Esses
serena.esses@rapleys.com
07443053241

Charles Alexander
Charles.alexander@rapleys.com
07831487420





For further details contact:

Serena Esses – 07443 053241
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