

**FOR SALE**

**Tel: 07885 912 982**

**VIRTUAL FREEHOLD COMMERCIAL UNIT IN CENTRAL SE1.**



- **CLASS E**
- **SELF-CONTAINED UNIT**
- **GROUND / LOWER GROUND FLOORS**
- **FRONTAGE**
- **SHELL& CORE (READY FOR OWNER OCCUPIERS FIT-OUT)**
- **PROVISIONS TO INSTALL INTERNAL LIFT**
- **CENTRAL SE1 LOCATION.**

**49 SURREY ROW, LONDON SE1 0BY**  
**GROUND / LOWER GROUND FLOORS**  
**1,862 SQ FT ( 173 SQM) GIA**

**AVAILABLE NOW**  
**VIRTUAL FREEHOLD OFFERED**  
**FOR SALE - £825,000**



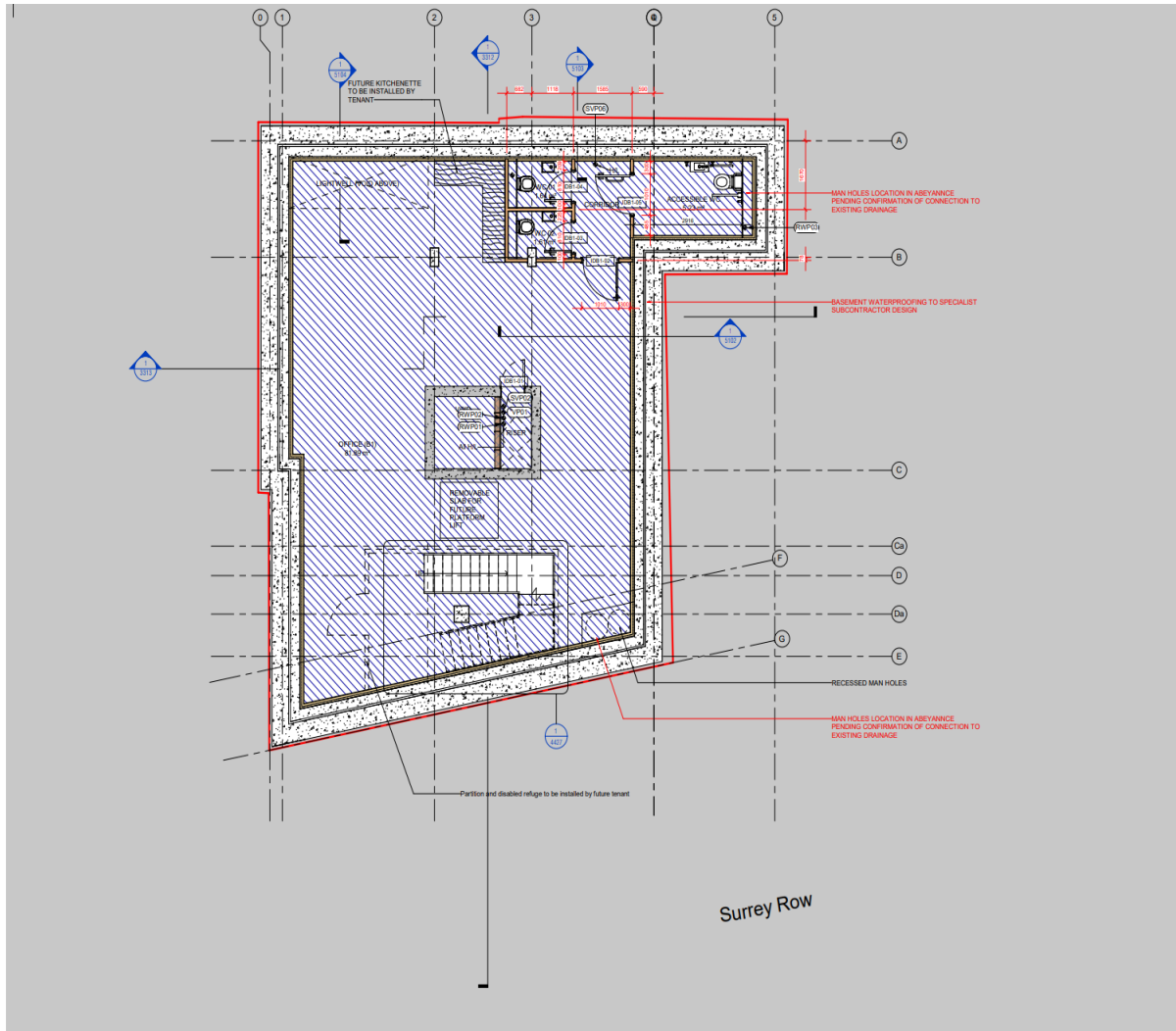












**GA FLOOR PLAN NOTES:**

- LAYOUTS SUBJECT TO BUILDING CONTROL PLAN CHECK/APPROVAL
- FIRE RATING OF GLAZING ON SITE BOUNDARY TO BE CONFIRMED BY BUILDING CONTROL OFFICER/FIRE ENGINEER
- R/WP LOCATIONS & PROVISIONS TO BE REVIEWED BY SPECIALIST ROOFING SUBCONTRACTOR ON APPOINTMENT

**Wall Types Key - See 1908-XX-ZZ-5001 for details**

External Wall Type 01 (EWT_01)
External Wall Type 01 (masonry) (EWT_01A)
External Wall Type 02 (EWT_02)
External Wall Type 03 (EWT_03)
External Wall Type 04 (EWT_04)
External Wall Type 05 (EWT_05)
External Wall Type 06 (EWT_06)
External Wall Type 07 (EWT_07)
External Wall Type 08 (EWT_08)

**Types Key - See 1908-XX-ZZ-5002 for details**

External Wall Type 09 (EWT_09)
Internal Wall System 01 (IWT_01)
Internal Wall System 02 (IWT_02)
Internal Wall System 03 (IWT_03)
Internal Wall System 04 (IWT_04)
Internal Wall System 05 (IWT_05)

**Floor Types Key - See 1908-XX-ZZ-5004 for details**

Internal Floor Type 01 (IFT_01)
Internal Floor Type 02 (IFT_02)
Internal Floor Type 03 (IFT_03)
Internal Floor Type 04 (IFT_04)
Internal Floor Type 05 (IFT_05)
Internal Floor Type 06 (IFT_06)
Internal Floor Type 07 (IFT_07)
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Internal Floor Type 09 (IFT_09)
Internal Floor Type 10 (IFT_10)
Internal Floor Type 11 (IFT_11)
Internal Floor Type 11 (IFT_11)

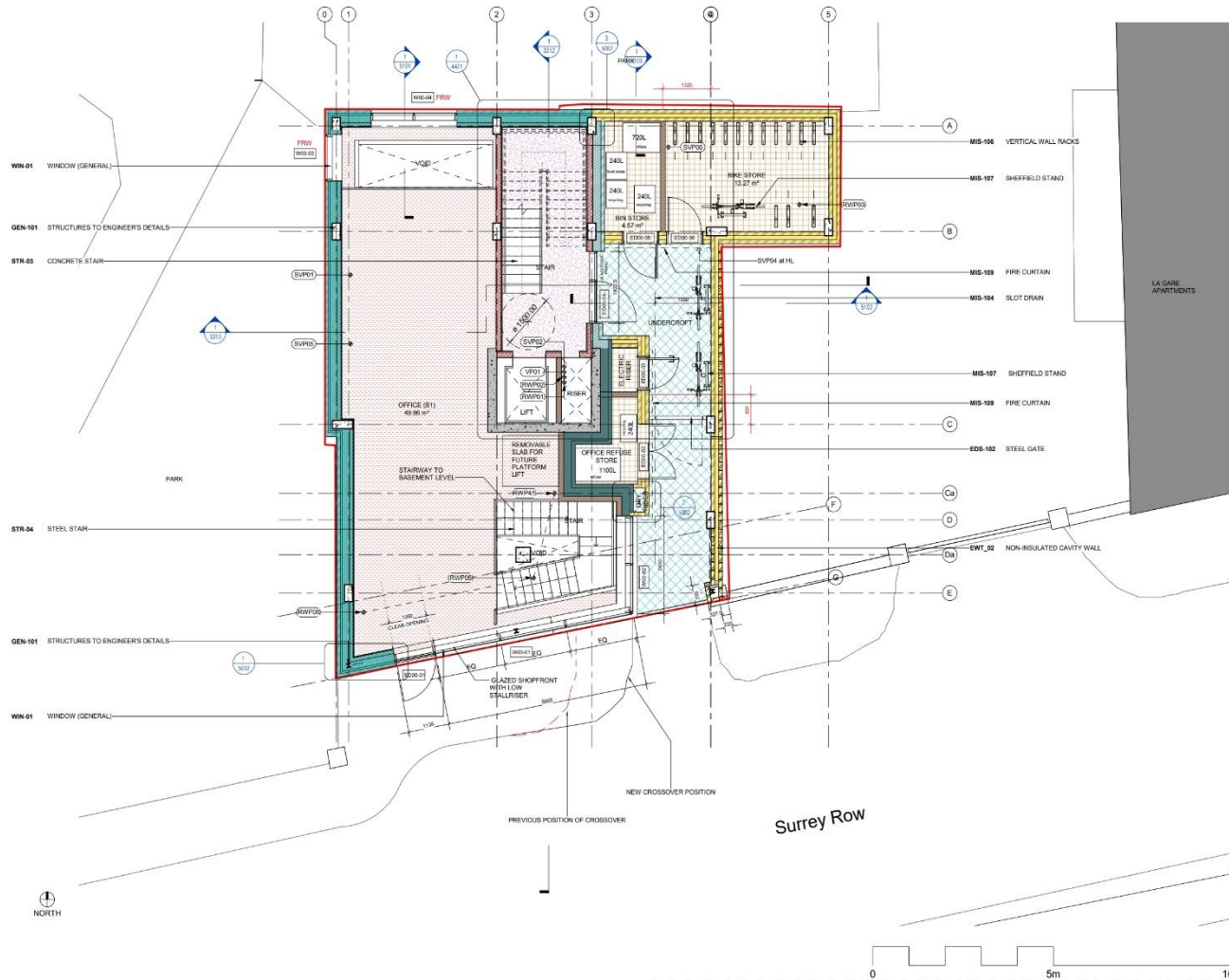
**C2 NOTE: PARTITION SETTING OUT IN RED. DIMMS OFF DRAWING TAKEN FROM GRIDLINE TO STUD CENTERLINE.**

Drawing Reference: <b>1908-LTS-XX-B1-DR-A-4108</b>	Drawing Title: <b>C2 FOR CONSTRUCTION PROPOSED BASEMENT FLOOR PLAN</b>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Note</th> <th>CD/CP</th> </tr> </thead> <tbody> <tr><td>C1</td><td>21.08.17</td><td>FOR CONSTRUCTION</td><td>CD</td></tr> <tr><td>C2</td><td>15.05.22</td><td>FOR CONSTRUCTION</td><td>CD</td></tr> <tr><td>PL</td><td>20.02.14</td><td>PLANNING</td><td>MP</td></tr> <tr><td>PL</td><td>05.12.14</td><td>PRELIMINARY</td><td>SM</td></tr> <tr><td>PL</td><td>21.01.15</td><td>PRELIMINARY</td><td>SM</td></tr> <tr><td>PL</td><td>01.01.16</td><td>PRELIMINARY</td><td>SM</td></tr> <tr><td>PL</td><td>21.01.16</td><td>PRELIMINARY</td><td>SM</td></tr> <tr><td>PL</td><td>21.02.16</td><td>PRELIMINARY</td><td>SM</td></tr> </tbody> </table>	Rev	Date	Note	CD/CP	C1	21.08.17	FOR CONSTRUCTION	CD	C2	15.05.22	FOR CONSTRUCTION	CD	PL	20.02.14	PLANNING	MP	PL	05.12.14	PRELIMINARY	SM	PL	21.01.15	PRELIMINARY	SM	PL	01.01.16	PRELIMINARY	SM	PL	21.01.16	PRELIMINARY	SM	PL	21.02.16	PRELIMINARY	SM
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Issue By: As Indicated Issue Date: 1.10.17 Issue By: MP Drawn By: GP Project No.: <b>1908-49 SURREY ROW</b>	Revision: <b>C2</b> Issue Date: 15.05.22 Client: <b>PROMA</b>	Notes: 																																				

**GENERAL NOTES:**  
 Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancy or variation is to be reported to the architect before work commences.  
 Dimensions shall be given in imperial. Measurements are shown and should not be interpreted as values stated in text on the drawing. DO NOT SCALE OFF THIS DRAWING.

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**5A FLOOR PLAN NOTES:**

- LAYOUTS SUBJECT TO BUILDING CONTROL PLAN CIRCUMFERENCE.
- FIRE RATING OF GLAZING ON SITE BOUNDARY TO BE CONFIRMED BY BUILDING CONTROL OFFICER/FIRE ENGINEERS.
- RWP LOCATIONS & PROVISIONS TO BE REVIEWED BY SPECIALIST ROOFING SUBCONTRACTOR ON APPOINTMENT.

Wall Types Key - See 1908-XX-ZZ-5001 for details

External Wall Type 01 (EW1_01)
External Wall Type 01 (masonry) (EW1_01A)
External Wall Type 02 (EW2_02)
External Wall Type 03 (EW3_03)
External Wall Type 04 (EW4_04)
External Wall Type 05 (EW5_05)
External Wall Type 06 (EW6_06)
External Wall Type 07 (EW7_07)
External Wall Type 08 (EW8_08)
External Wall Type 09 (EW9_09)

Wall Types Key - See 1908-XX-ZZ-5002 for details

Internal Wall System C1 (IW1_01)
Internal Wall System C2 (IW2_02)
Internal Wall System C3 (IW3_03)
Internal Wall System C4 (IW4_04)
Internal Wall System C5 (IW5_05)

Floor Types Key - See 1908-XX-ZZ-5004 for details

Internal Floor Type 01 (IF1_01)
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Internal Floor Type 11 (IF11_11)

**C3 NOTE: PARTITION SETTING OUT IN RED. DIMMS OFF DRAWING TAKEN FROM GRIDLINE TO STUD CENTERLINE.**

<p>1908-LTS-XX-00-DR-A-4100</p> <p><b>C3</b></p> <p>1908-49 SURREY ROW</p>	<p>FOR CONSTRUCTION</p> <p>PROPOSED GROUND FLOOR PLAN</p> <p>PROMA</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Notes</th> <th>CD/SD</th> </tr> </thead> <tbody> <tr><td>01</td><td>21.06.17</td><td>FOR CONSTRUCTION</td><td>CD</td></tr> <tr><td>02</td><td>21.11.17</td><td>FOR CONSTRUCTION</td><td>CD</td></tr> <tr><td>03</td><td>16.06.22</td><td>FOR CONSTRUCTION</td><td>CD</td></tr> <tr><td>04</td><td>25.06.24</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>05</td><td>25.11.22</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>06</td><td>21.01.23</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>07</td><td>21.05.19</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>08</td><td>21.05.19</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>09</td><td>21.05.19</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>10</td><td>21.05.19</td><td>PRELIMINARY</td><td>SD</td></tr> <tr><td>11</td><td>21.05.19</td><td>PRELIMINARY</td><td>SD</td></tr> </tbody> </table>	Rev	Date	Notes	CD/SD	01	21.06.17	FOR CONSTRUCTION	CD	02	21.11.17	FOR CONSTRUCTION	CD	03	16.06.22	FOR CONSTRUCTION	CD	04	25.06.24	PRELIMINARY	SD	05	25.11.22	PRELIMINARY	SD	06	21.01.23	PRELIMINARY	SD	07	21.05.19	PRELIMINARY	SD	08	21.05.19	PRELIMINARY	SD	09	21.05.19	PRELIMINARY	SD	10	21.05.19	PRELIMINARY	SD	11	21.05.19	PRELIMINARY	SD
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Dimensions, areas and levels shown given as only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancy in construction documents shall, in the absence of a 'red line', not be used as a basis for construction. All dimensions and levels shall be taken from the datum point shown on the drawings.

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## Description

A self-contained retail / office commercial unit arranged over the ground and lower ground floors of this mixed use building. Both floors are predominantly open plan with the benefit of frontage on to Surrey Row. There is also the opportunity of installing a lift to interconnect the two floors.

The premises fall under Class E and therefore suitable for a variety of uses including all retail, office use and a showroom. There is also the option to install an internal lift to interconnect the two floors.

Alternatively, the Vendor may consider undertaking additional works for the proposed purchaser subject to terms.

## Size

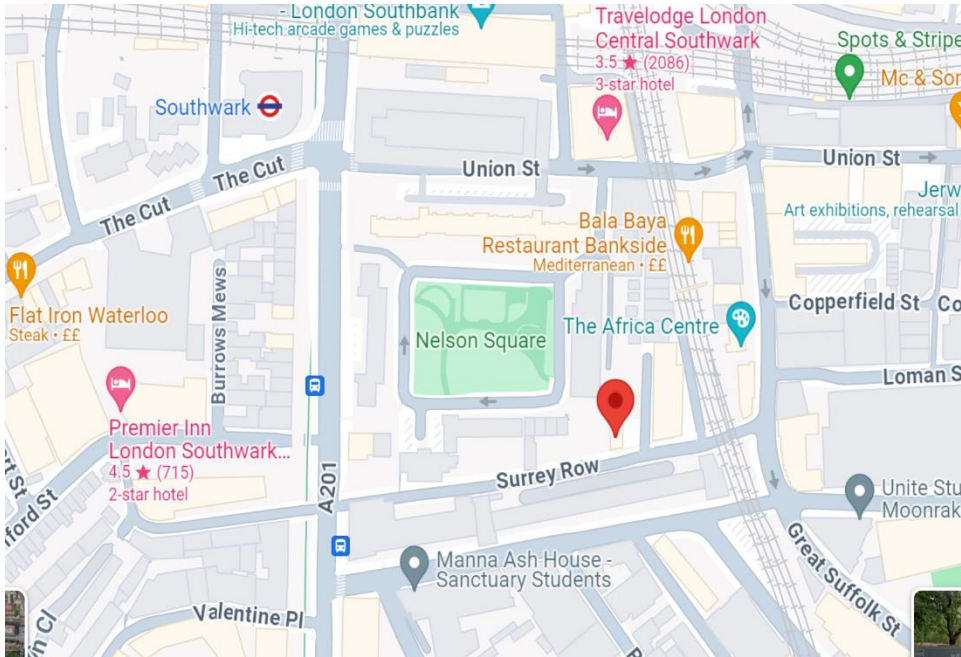
Ground Floor:	850 sq ft (79 sqm).
Lower Floor :	1,012 sq ft (944 sqm).
<b>Total:</b>	<b>1,862 sq ft (173 sqm).</b>

VAT: VAT is NOT payable on the purchase price.

To be sold in 'Shell & Core' condition on a new 999 year lease at a peppercorn ground rent.

The property is now available to view by appointment only.

Price: £825,000 to be sold with vacant possession.



## Location

The property is located on Surrey Row, close to the junction with Blackfriars Road and within walking distance to Southwark underground station.

All local amenities can be found on Great Suffolk Street, Blackfriars Road and The Cut.

## Description

Self-contained Unit  
Ground & Lower Ground Floors  
Frontage  
Open plan  
Central SE1 location  
Shell & Core condition

## Service charge.

T.B.C

## EPC

To be assessed.

## Size

1,862 sq ft (173 sqm).

## Tenure

A new 999 year lease to be granted at a peppercorn ground rent.

## Price

£825,000

## VAT

Not Applicable

## Rates

To be re-assessed.

## Further Details

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