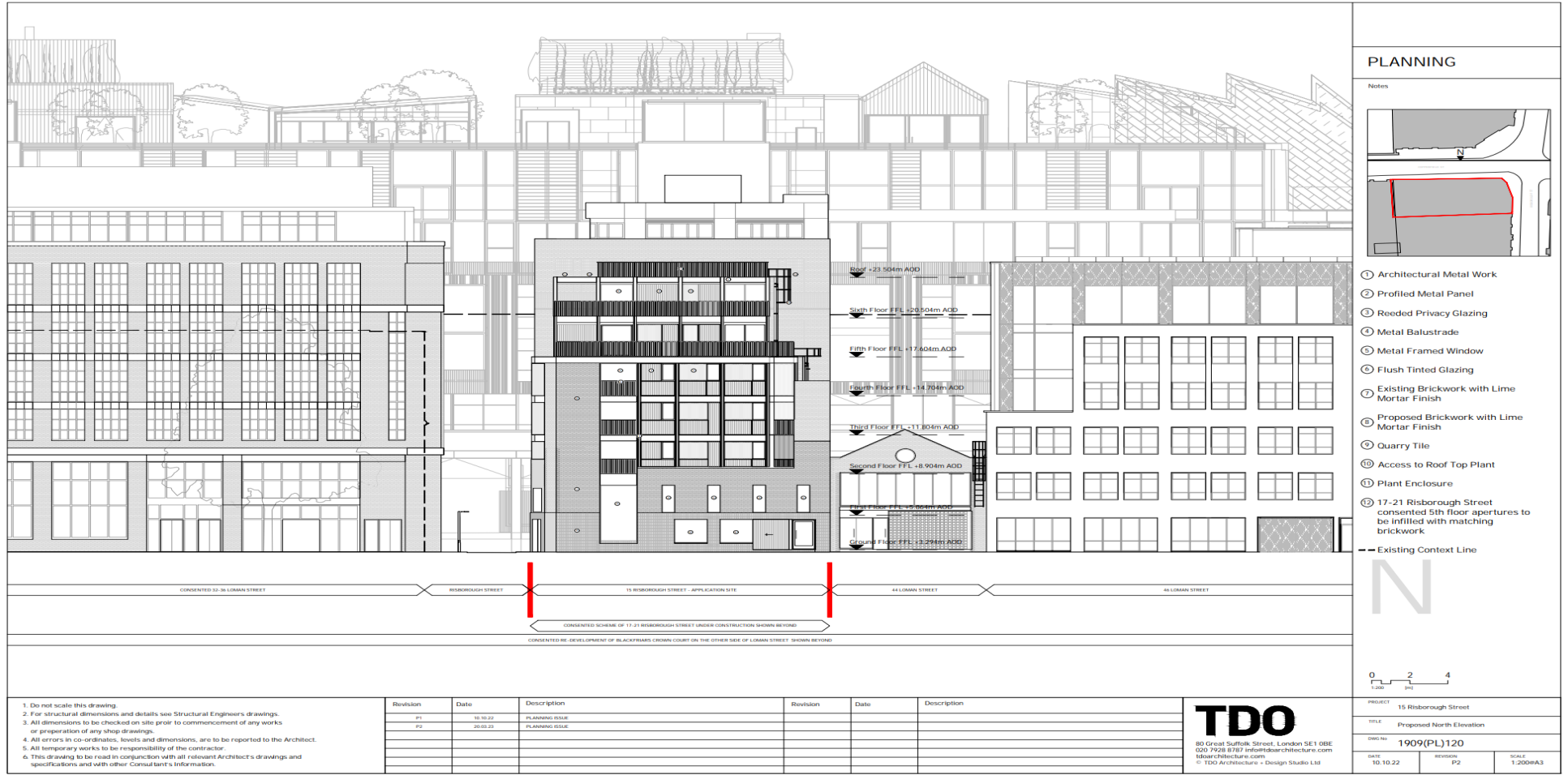
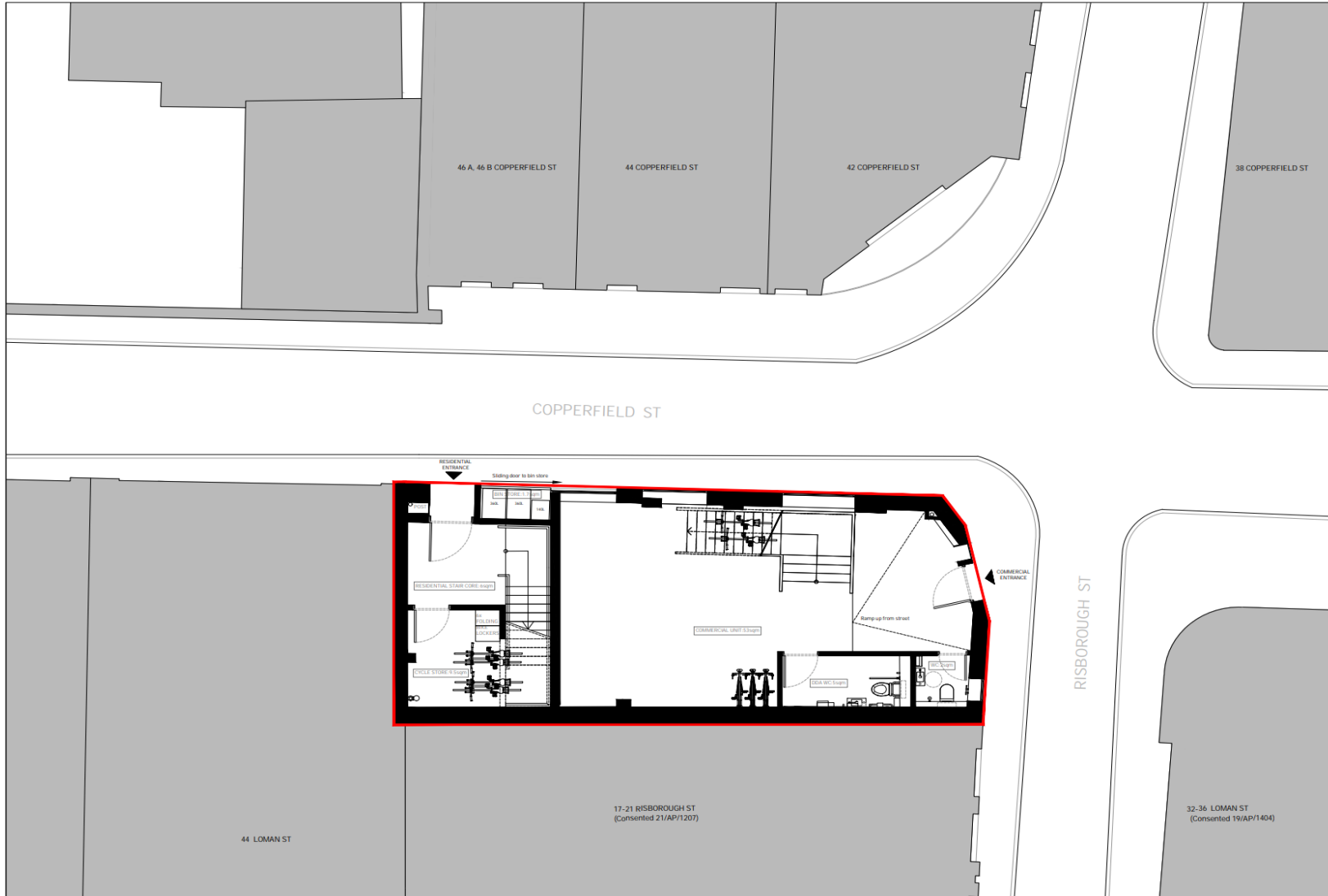


**FREEHOLD MIXED-USE BUILDING
DEVELOPMENT OPPORTUNITY (WITH PLANNING)
RISBOROUGH STREET, LONDON SE1**



**TOTAL FLOOR AREA APPROX. 4,000 SQ FT (372 SQM) OF INTEREST TO OWNER OCCUPIERS AND INVESTORS
PRICE – OFFERS IN THE REGION OF £4,200,000**

COMMERCIAL – GROUND FLOOR



PLANNING

Notes
— Site Boundary

00



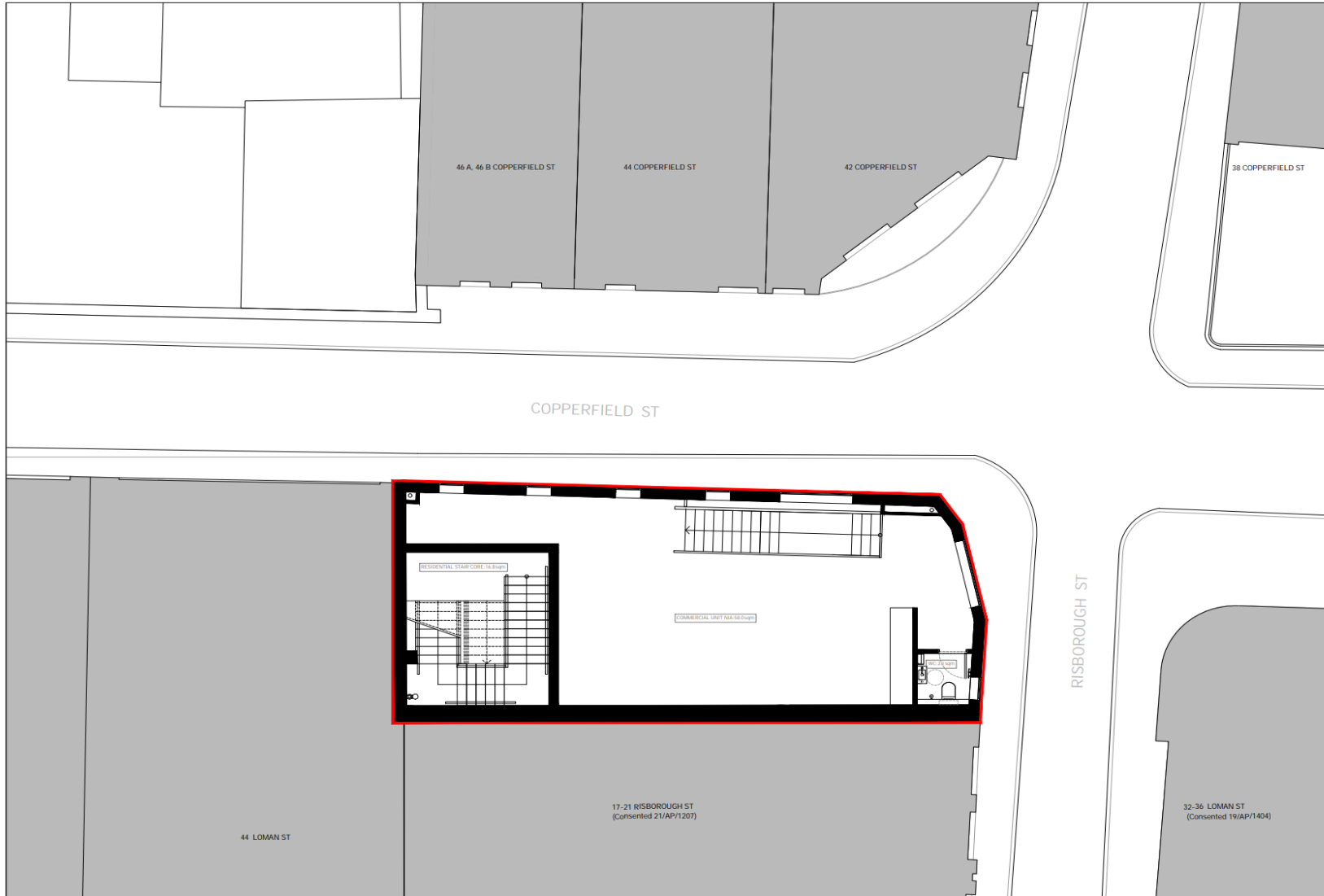
1. Do not scale this drawing.
2. For structural dimensions and details see Structural Engineers drawings.
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6. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's information.

Revision	Date	Description	Revision	Date	Description
P1	18.10.22	PLANNING ISSUE			
P2	20.10.22	PLANNING ISSUE			

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PROJECT 15 Risborough Street		
TITLE Proposed Ground Floor Plan		
DWG No 1909(PL)110		
DATE 10.10.22	REVISION P2	SCALE 1:100@A3

COMMERCIAL – 1ST FLOOR



PLANNING

Notes

— Site Boundary

01



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P1	10.10.22	PLANNING ISSUE			

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PROJECT 15 Risborough Street		
TITLE Proposed First Floor Plan		
DWG No 1909(PL)111		
DATE 10.10.22	REVISION P1	SCALE 1:100@A3

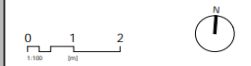
RESIDENTIAL UNIT 1 - 2ND FLOOR



PLANNING

Notes
— Site Boundary

02



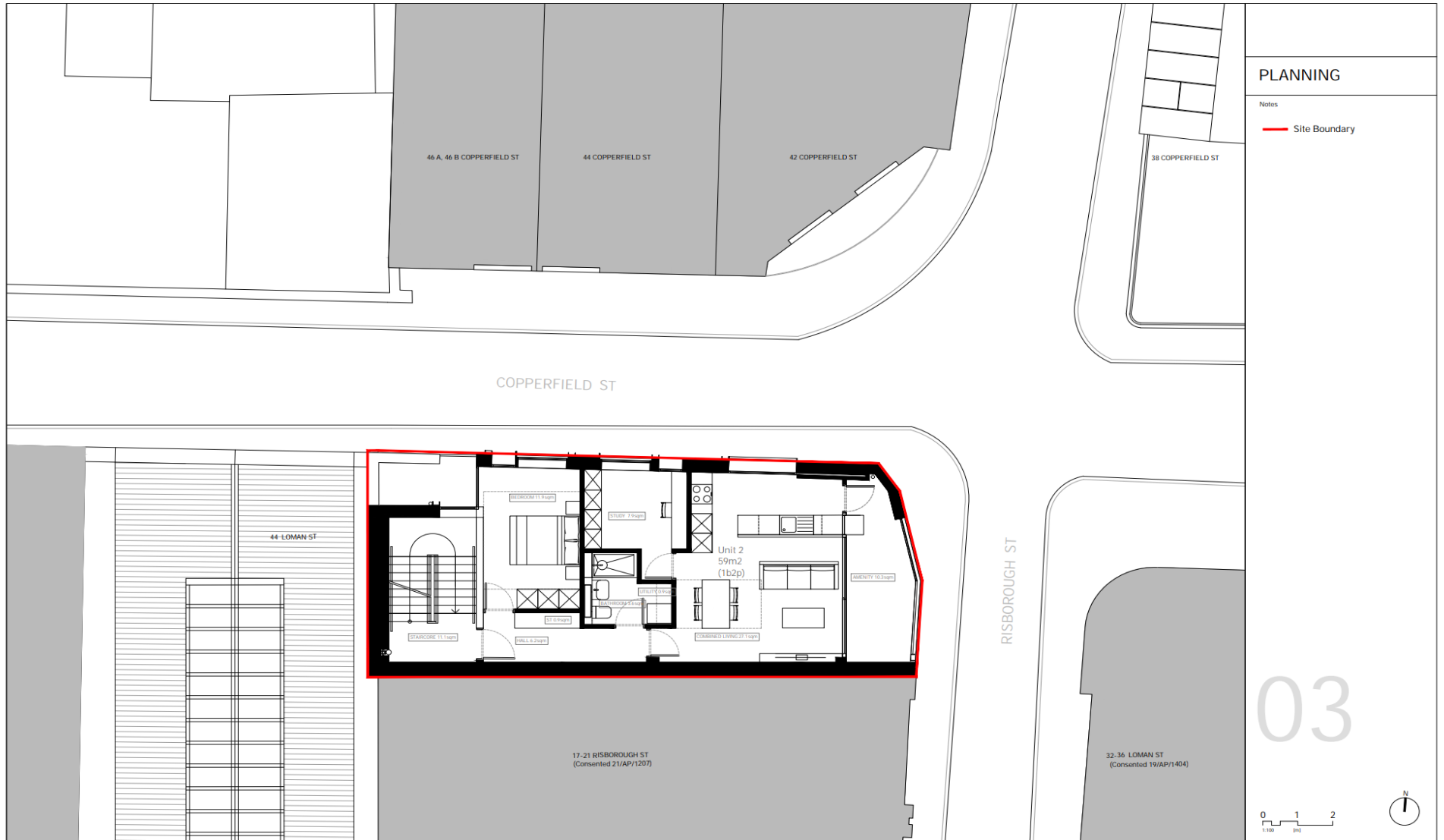
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P1	16.10.22	PLANNING ISSUE			

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PROJECT 15 Risborough Street		
TITLE Proposed Second Floor Plan		
DWG No 1909(PL)112		
DATE 10.10.22	REVISION P1	SCALE 1:100#A3

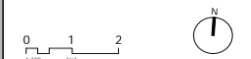
RESIDENTIAL UNIT 2 - 3RD FLOOR



PLANNING

Notes
— Site Boundary

03



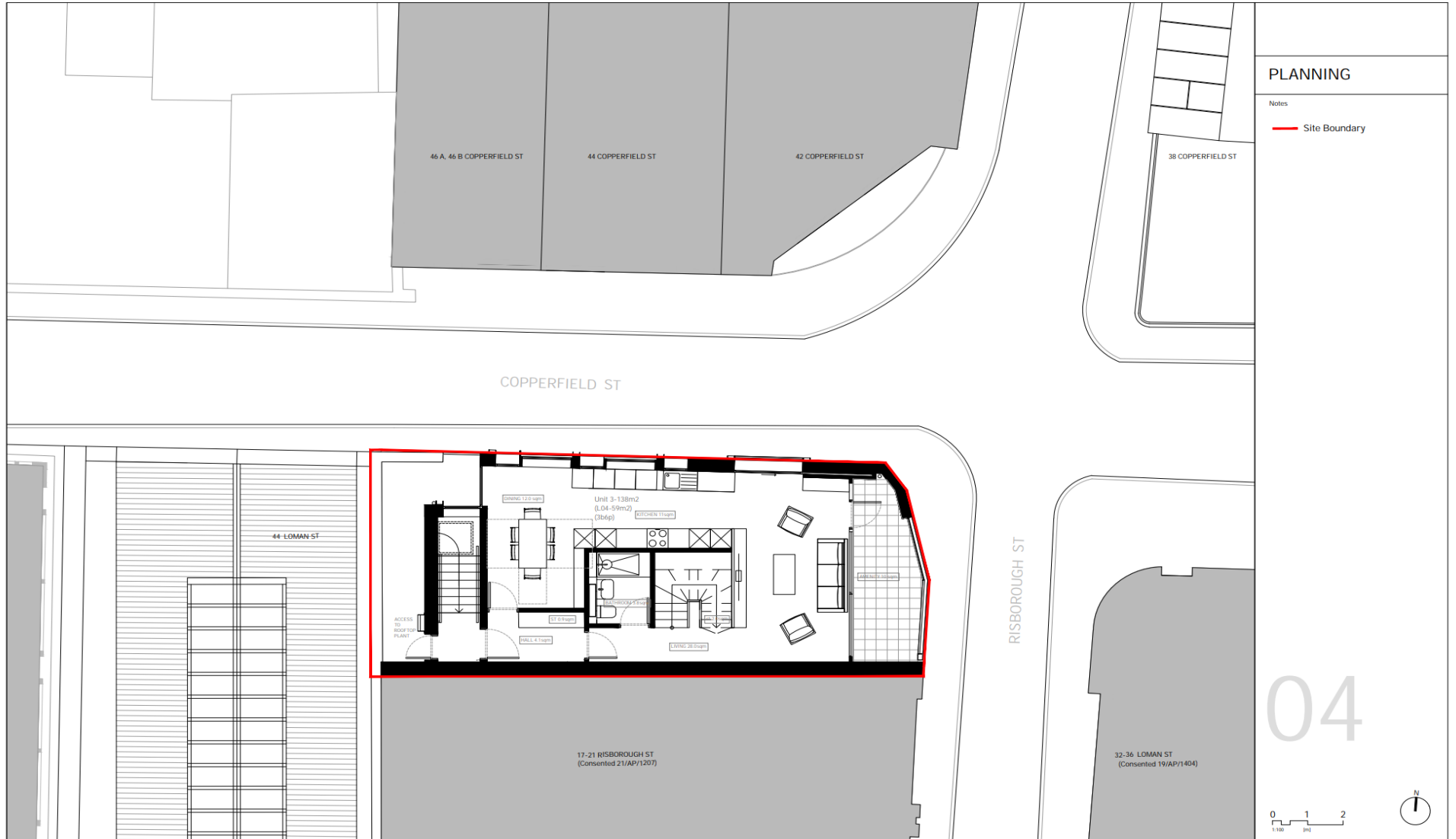
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P1	10.10.22	PLANNING ISSUE			

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PROJECT 15 Risborough Street		
TITLE Proposed Third Floor Plan		
DWG No 1909(PL)113		
DATE 10.10.22	REVISION P1	SCALE 1:100(A3)

RESIDENTIAL UNIT 3 – 4TH FLOOR

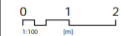


PLANNING

Notes

— Site Boundary

04



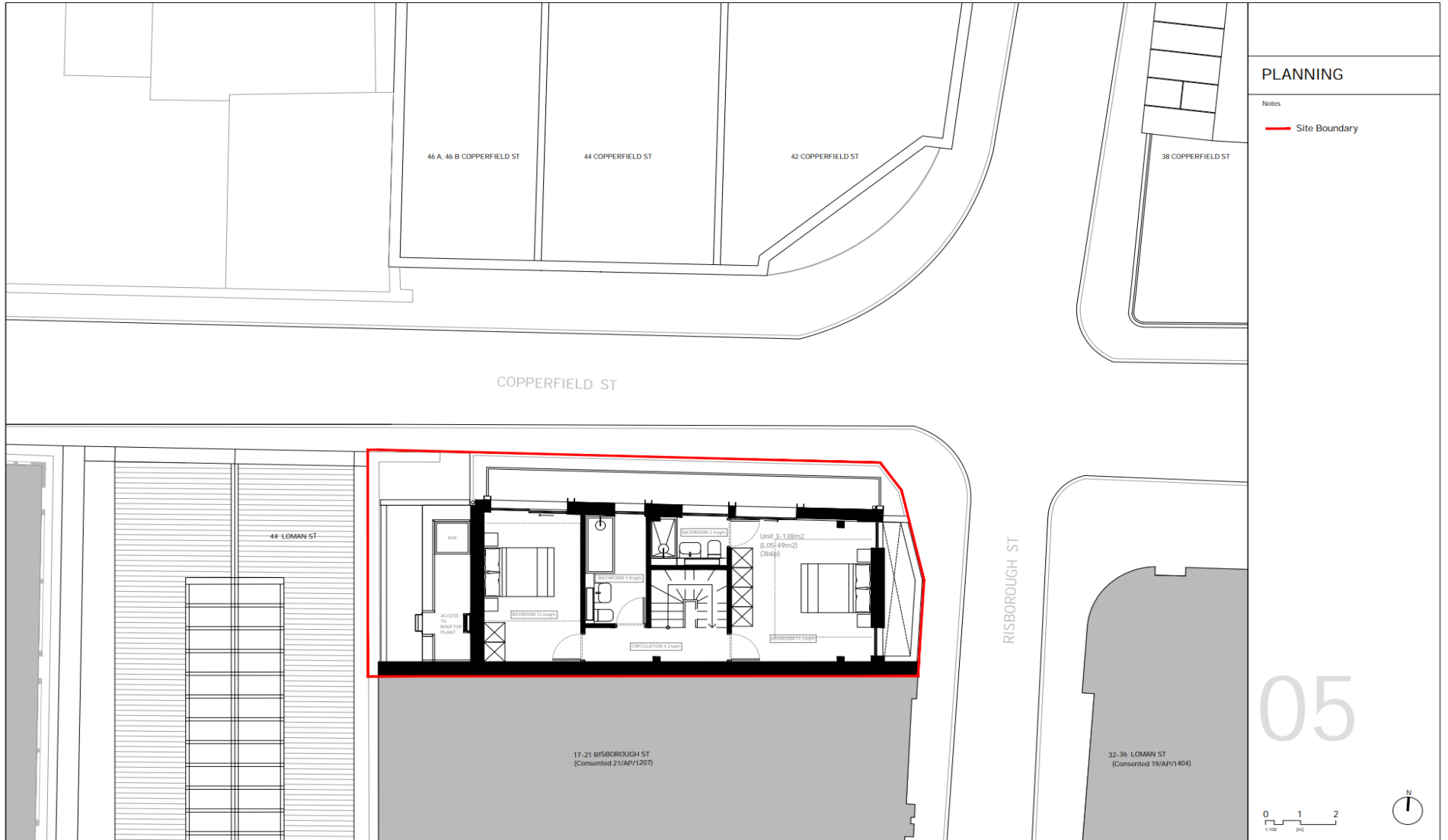
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PROJECT 15 Risborough Street		
TITLE Proposed Fourth Floor Plan		
DWG No 1909(PL)114		
DATE 10.10.22	REVISION P1	SCALE 1:100#A3

RESIDENTIAL UNIT 3 -5TH FLOOR



PLANNING

Notes
— Site Boundary

05



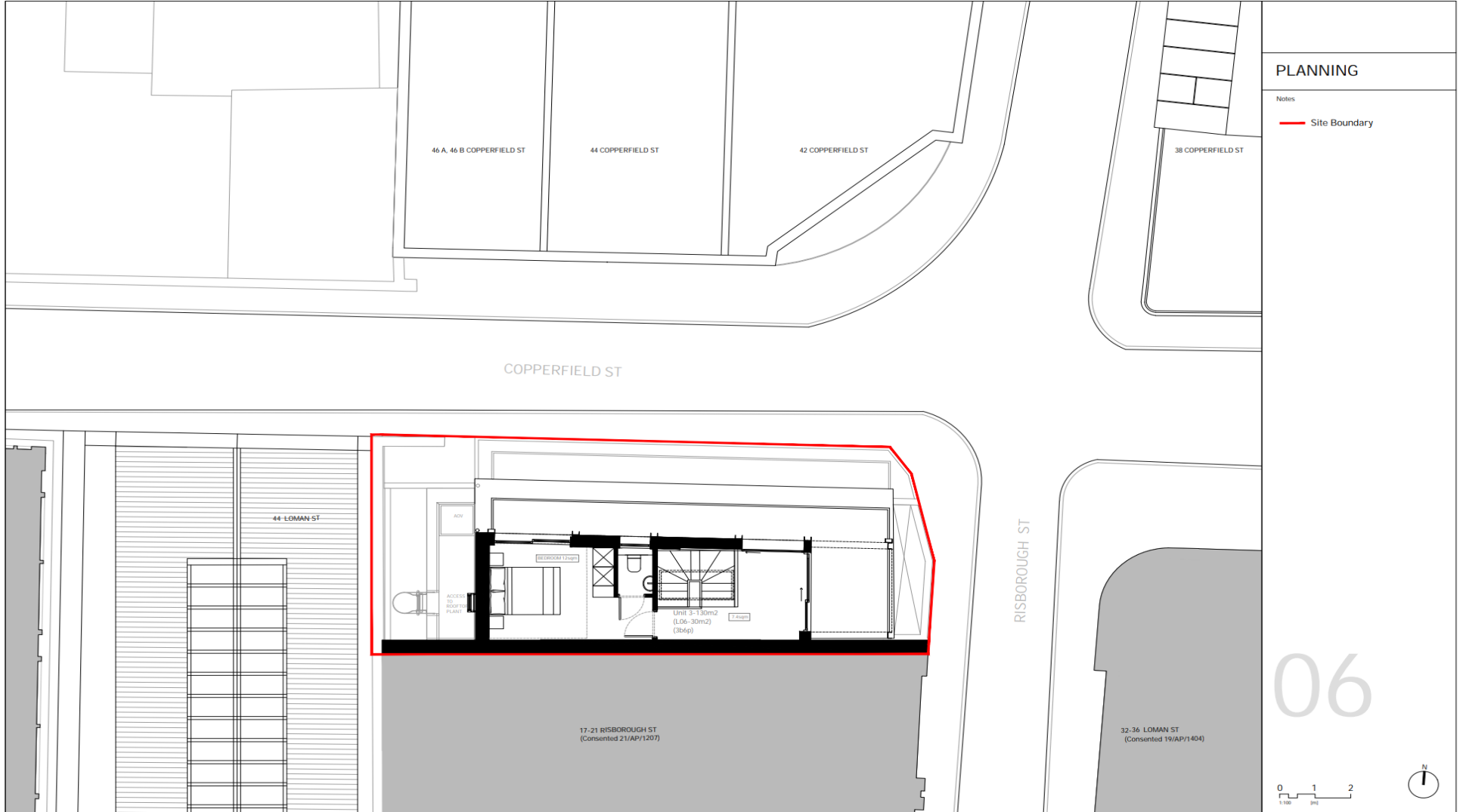
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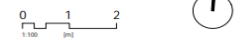
PROJECT	15 Risborough Street		
TITLE	Proposed Fifth Floor Plan		
DWG No	1909(PL)115		
DATE	10.10.22	REVISION	P1
SCALE	1:100@A3		

RESIDENTIAL UNIT 3 - 6TH FLOOR



PLANNING

Notes
— Site Boundary



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PROJECT 15 Risborough Street		
TITLE Proposed Sixth Floor Plan		
DRG No 1909(PL)116		
DATE 10.10.22	REVISION P1	SCALE 1:100@A3

LOCATION PLAN



PLANNING

Notes

— Site Boundary



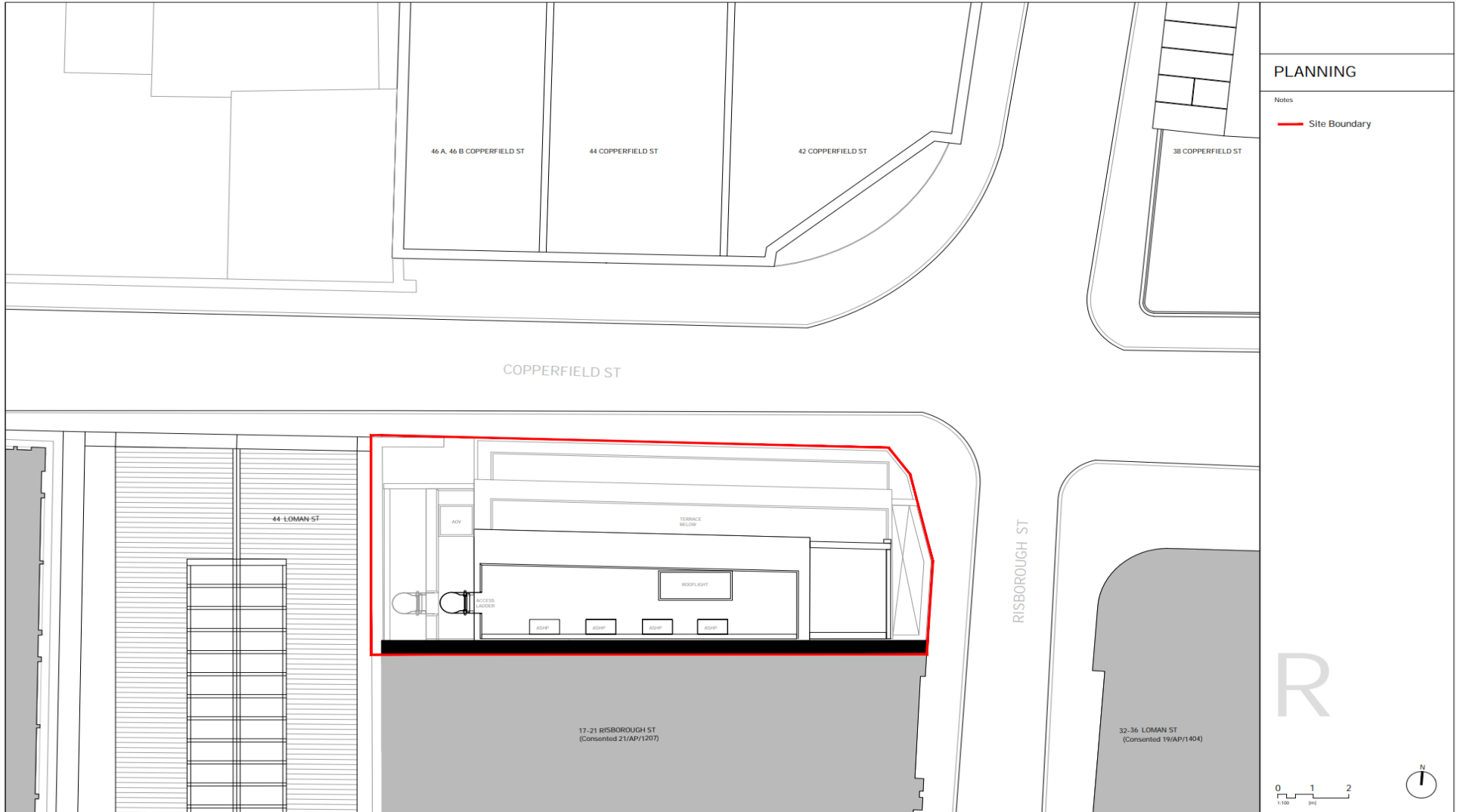
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PROJECT 15 Risborough Street		
TITLE Proposed Block Plan		
DWG No: 1909(PL)102		
DATE 10.10.22	REVISION P1	SCALE 1:500#A3

ROOF TOP



PLANNING

Notes

— Site Boundary

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PROJECT 15 Risborough Street		
TITLE Proposed Roof Plan		
DWG No 1909(PL)117		
DATE 10.10.22	REVISION P1	SCALE 1:100@A3



LOCATION

The property is located on Risborough Street, close to the junction with Copperfield Street and Union Street with easy access to The City & West End.

Southwark station (Approx. 5 minutes)

London Bridge mainline and underground station (Approx. 12 minutes)

Waterloo mainline & underground station (Approx. 13 minutes).

DESCRIPTION

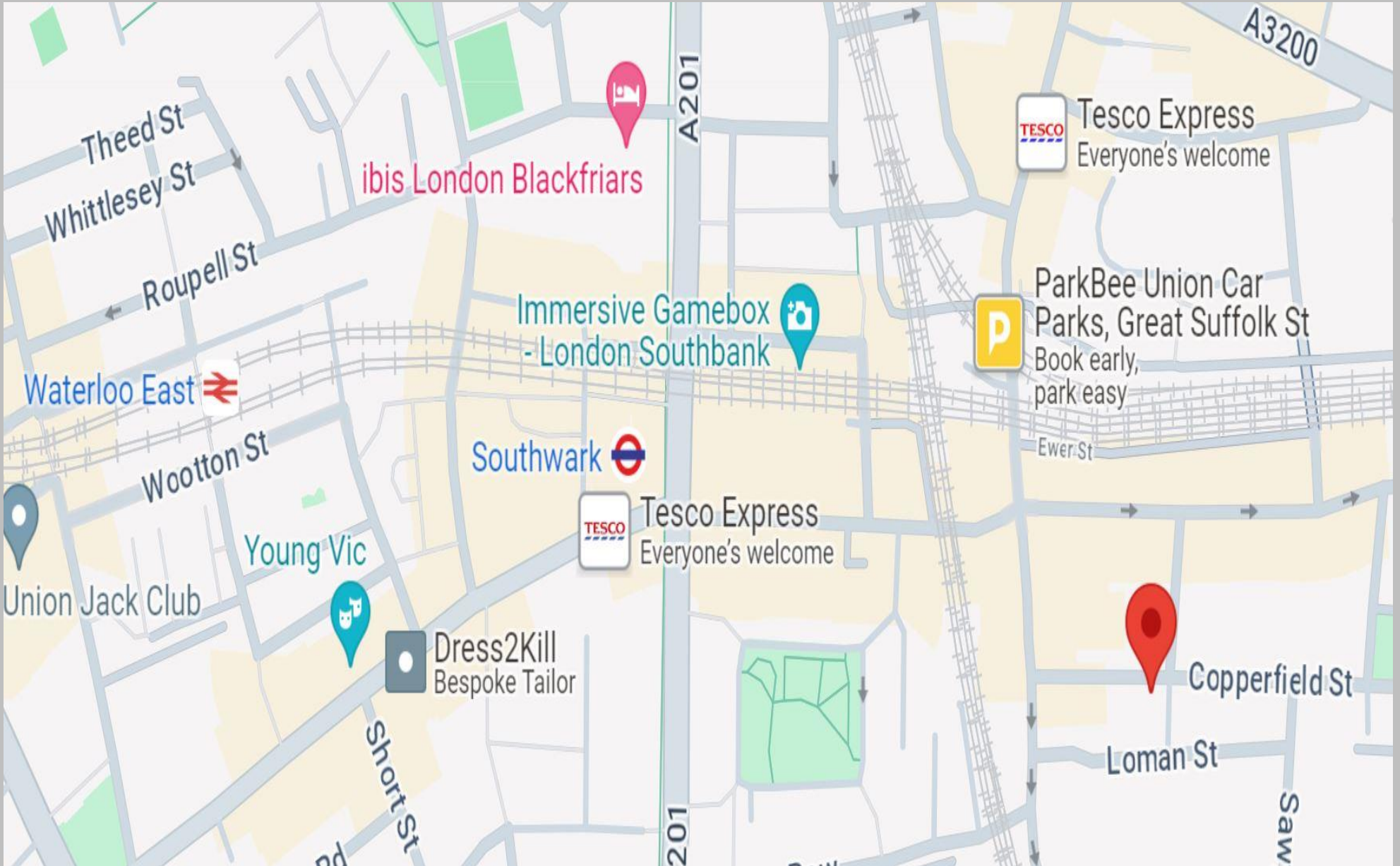
Planning was granted on 8th of February 2024 for the following development works shown below. (Application ref. 22/AP/3548).

Construction of a three storey upward extension , creating a seven storey mixed use building comprising of a ground & first floor commercial space (Class E.g) and 3x residential apartments (Class C3) on the second to sixth floors with private amenity, cycle parking, refuse storage together with associated plant enclosure and equipment at roof level.

PLANNING SCHEDULE

FLOOR	UNIT	DESCRIPTION	SIZE	GIA NIA	
GROUND		COMMERCIAL	570 SQ FT	NIA	
FIRST		COMMERCIAL	624 SQ FT	NIA	
SECOND	1	1 X BED PLUS TERRACE	689 SQ FT	GIA	
THIRD	2	1 X BED PLUS 1 STUDY	635 SQ FT	GIA	
FOURTH FIFTH SIXTH	3	3 X BED PENTHOUSE WITH PRIVATE LIFT AND TERRACE	1,431 SQ FT	GIA	

MAP



TERMS

The property can be sold as a whole or split between the commercial and residential apartments subject to terms and availability.

TENURE

Freehold offered in the sum of **£4.2million**. (four million two hundred thousand pounds) to be sold with vacant possession.

Alternatively, the commercial unit is offered for sale / to let and fitted out to Grade A Specifications.

COMMERCIAL UNIT (For Sale / To Let)

A ground & first floor commercial unit of approximately 1,195 sq ft (111sqm) offered for sale on a new long leasehold basis.

Ground Floor:	570 sq ft (53 sqm)
First Floor:	624 sq ft (58sqm)
Total:	1,194 sq ft (111 sqm)

For Sale **£975,000**

To Let - **£55,000 per annum exclusive.**

VAT

The property is NOT elected for VAT.

RATES

To be assessed.

EPC

To be assessed.

INSPECTIONS

Strictly via appointment through sole agents Lim Commercial.

Ian Lim

Lim Commercial

Mobile: 07885 912 982

Email: ian@limcommercial.com