

INVESTMENT / DEVELOPMENT
OWNER OCCUPY



**MAWBEY ARMS, MAWBEY STREET
NINE ELMS, LONDON SW8 2TT**

Guide Price £2,000,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

info@csj.eu.com



THE DESCRIPTION

Existing public house with residential accommodation above and side and rear gardens

Plot extends to approximately 460 Sq m.

Planning was granted in May 2022 for extension and conversion of the existing building to create a 1,392 sqm special needs establishment (Use class F1)

This planning was not implemented and our clients are seeking to dispose of the asset

Be advised the parcel of land to the west of the property which formed part of the planning application is not included in the sale

THE LOCATION

The property is situated within a residential location within easy reach of shops, bars and restaurants

Nearest Stations:

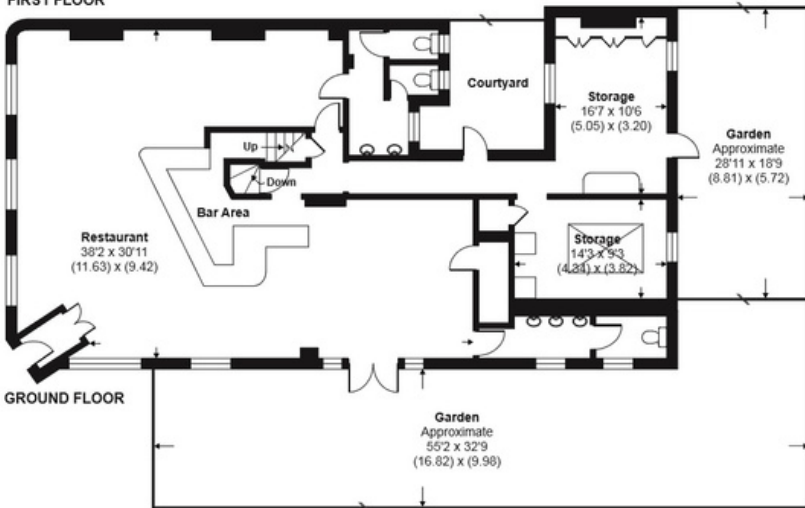
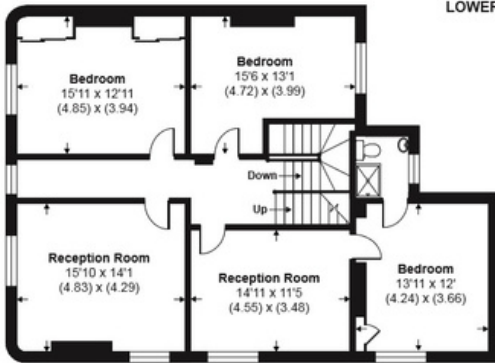
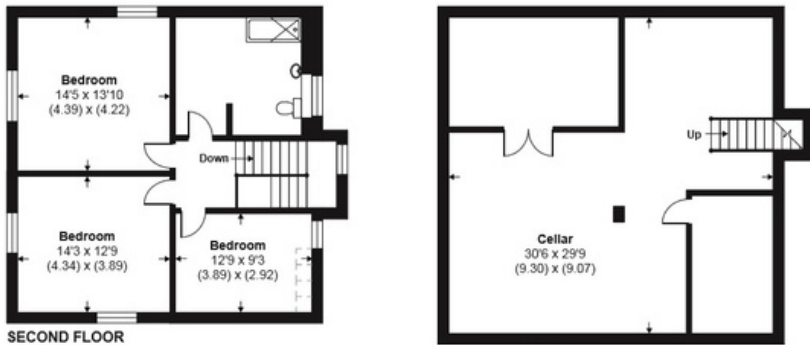
Nine Elms (Northern Line Underground) 0.2miles

Stockwell (Northern & Victoria Line Underground) 0.5 miles

THE PLANNING HISTORY

Lambeth Council granted permission on 30th May 2022 ref: 20/01665/FUL for...

Redevelopment and change of use from Public House (Use Class A4) to School (Use Class D1), including partial demolition to rear of existing building, new rear and side extensions and internal alterations.



Denotes restricted head height

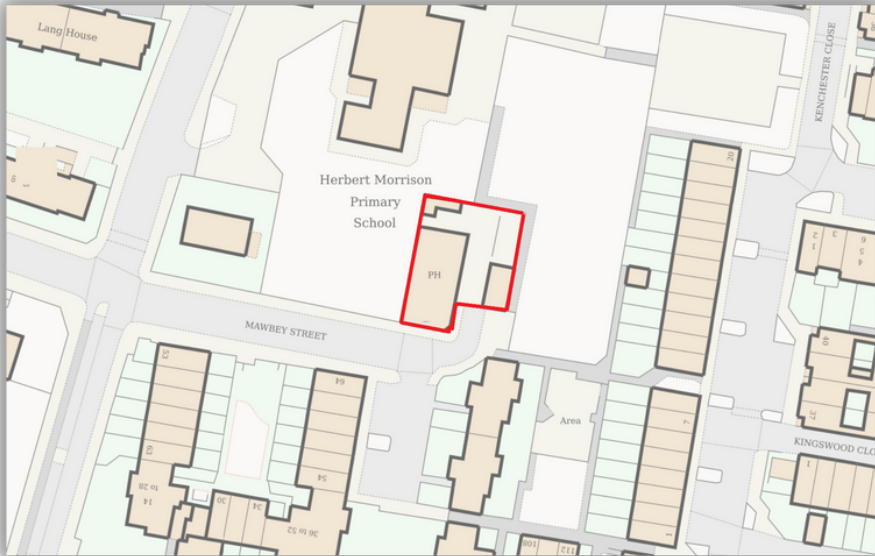


Christopher St. James
 61 High Street
 Colliers Wood
 London
 SW19 2JF



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USE CLASS

We understand the current use class to be Sui Generis as the recent planning to change the use has not yet been implemented

Interested parties should clarify with the local planning authority

THE PRICE

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We are instructed to seek unconditional offers only at this stage

Subject to planning offers are not being considered

VAT

We understand the property is NOT elected for VAT

THE VIEWING

By appointment only

Contact sole agents Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.