



74 ROUPELL STREET LONDON SE1

ATTRACTIVE FREEHOLD PROPERTY FOR SALE



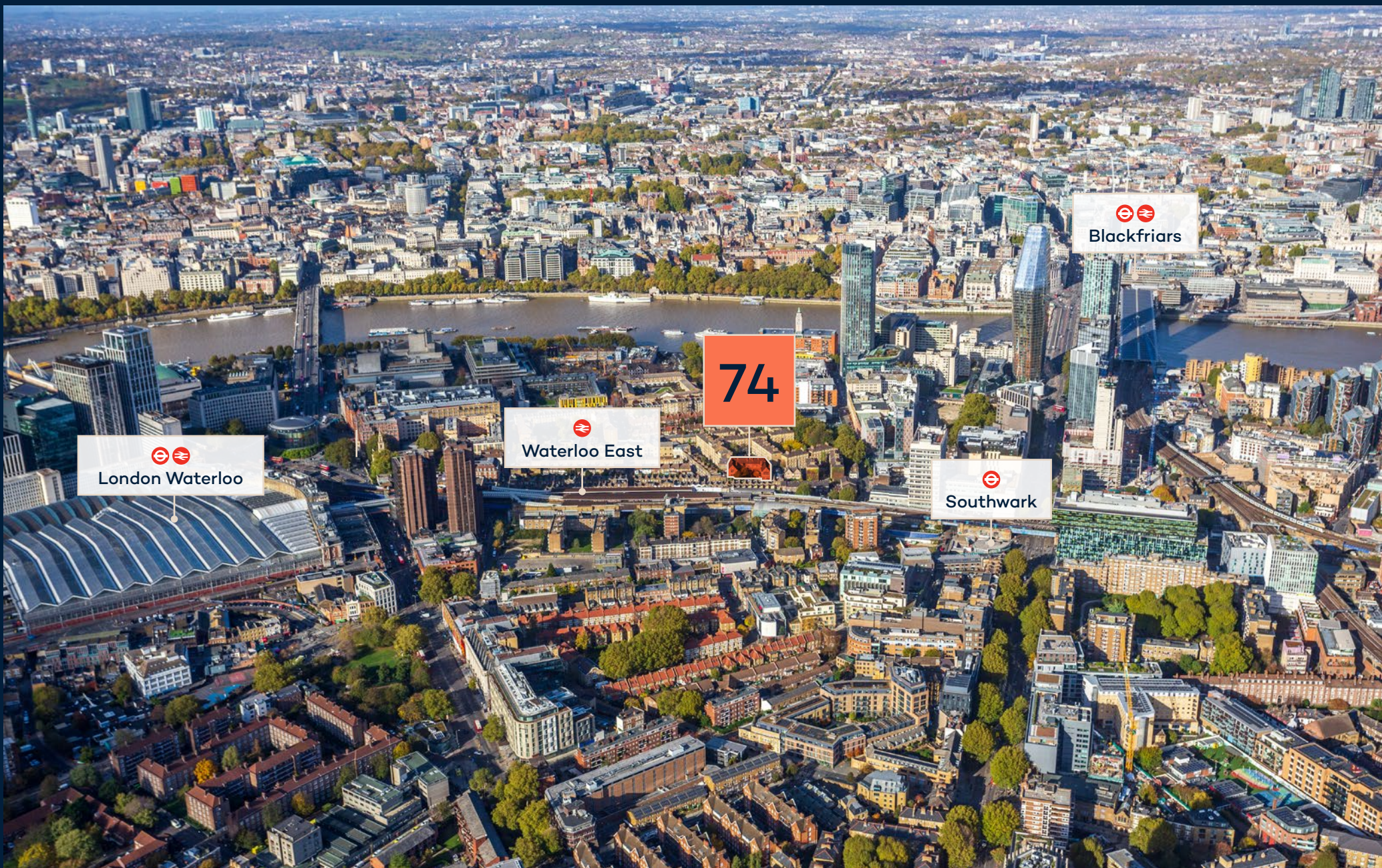
Sanderson
Weatherall

EXECUTIVE SUMMARY



- Former Victorian Grade II listed primary school that has been converted to provide four floors of language teaching accommodation, administrative offices, student restaurant and common room facilities.
- Freehold property located in a residential area, a short walk to the east of London Waterloo station, between Stamford Street to the north; Blackfriars Road to the east; and Waterloo Road to the west. The River Thames is 500m to the north.
- The property extends to (NIA) 15,731 sq ft (1,461.5 sq m) and (GIA) 19,779 sq ft (1,837.5 sq m). The overall site area is estimated to be 0.26 acres (0.11 hectares).
- The property is to be sold with vacant possession, at a future date to be agreed.





LOCATION

The property is located in the Waterloo area of South East London, within the London Borough of Lambeth. London Waterloo station (Mainline & Underground services) is immediately to the west of the subject property and a wide range of amenities and facilities are nearby. The River Thames is approximately 500 metres to the north.

The property is situated on the north side of Roupell Street close to its junction with Meymott Street and Hatfields Street, which leads directly to Stamford Street to the north. Blackfriars Road is immediately to the east and Waterloo Road to the west.

The locality is predominantly residential typified by Victorian terraced housing, situated within a conservation area.



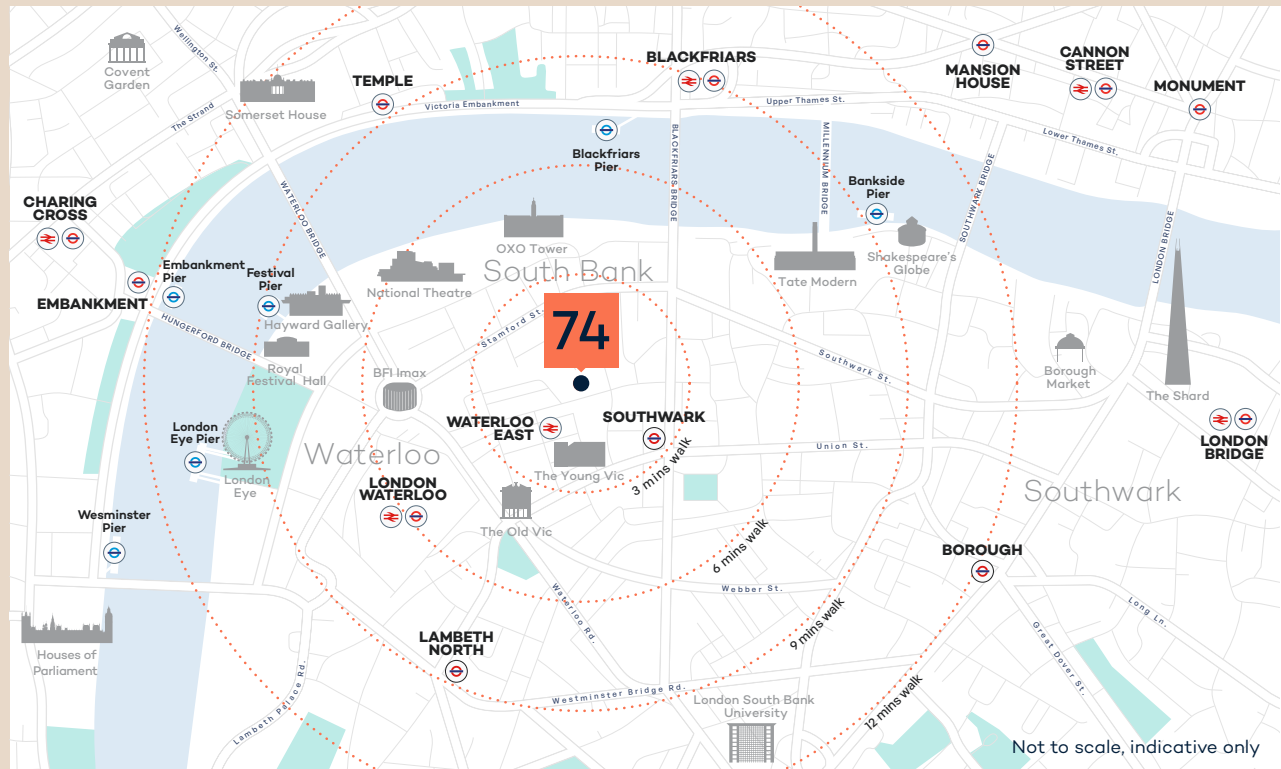
South Bank



The Old Vic Theatre



Borough Market



Not to scale, indicative only



London Waterloo

THE PROPERTY

The total site area is 0.11 hectares (0.26 acres). The extent of the site boundary is shown edged red on the Ordnance Survey extract below.



🕒 Not to scale, indicative only



DESCRIPTION

The property is currently occupied by a language school.

The property comprises a former primary school building, originally constructed in the late 1800s as a two-storey structure in a 'U' shape around a central courtyard. The property is of traditional solid brick construction under a pitched slate covered roof.

Internally the building has been converted into a four-storey structure by the addition of two steel frame mezzanine floors, one within the timber frame eaves.

The accommodation has been partitioned to provide a mixture of teaching rooms, offices, kitchens, dining rooms and WCs.



ACCOMMODATION

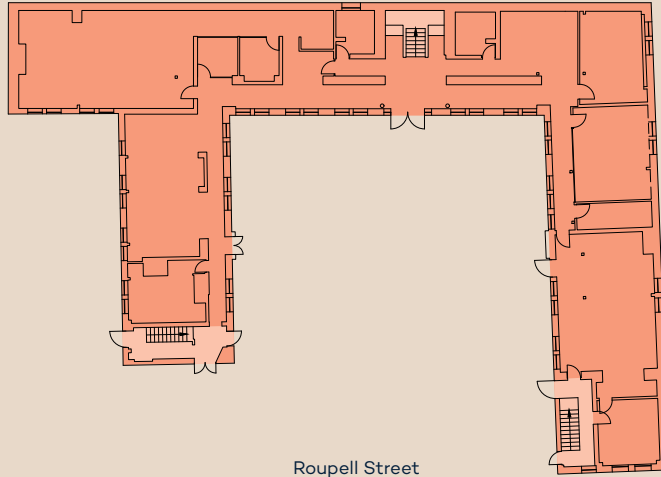
The property provides a net internal area of 15,731 sq ft (1,461.5 sq m) and a gross internal area of 19,779 sq ft (1,837.5 sq m) of accommodation arranged over ground and three upper floors as shown below:

Floor	NIA		GIA	
	sq m	sq ft	sq m	sq ft
Third	347.5	3,740	467.7	5,034
Second	381.2	4,103	469.4	5,053
First	330.8	3,561	400.9	4,315
Ground	377.2	4,039	499.5	5,377
Storage	26.8	288		
Sub total	402.0	4,327		
Overall total	1,461.5	15,731	1,837.5	19,779

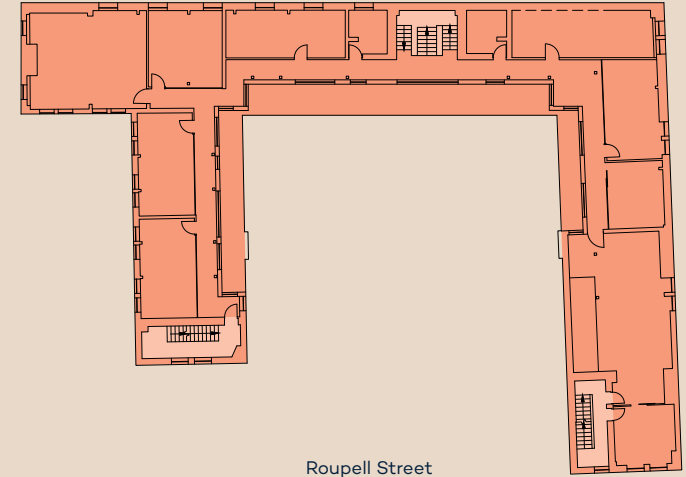


FLOOR PLANS

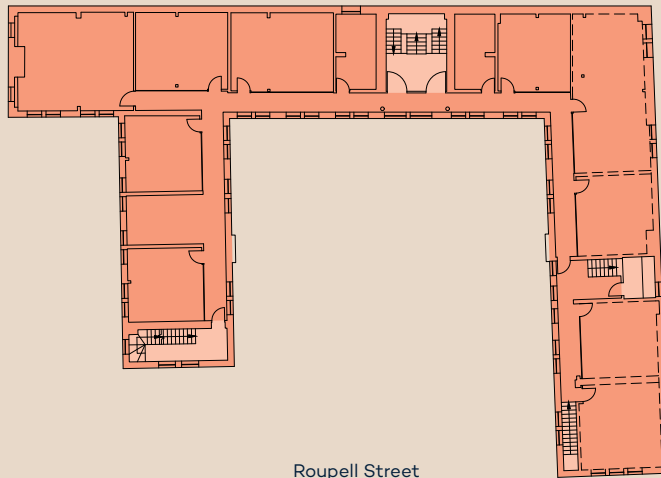
GROUND FLOOR



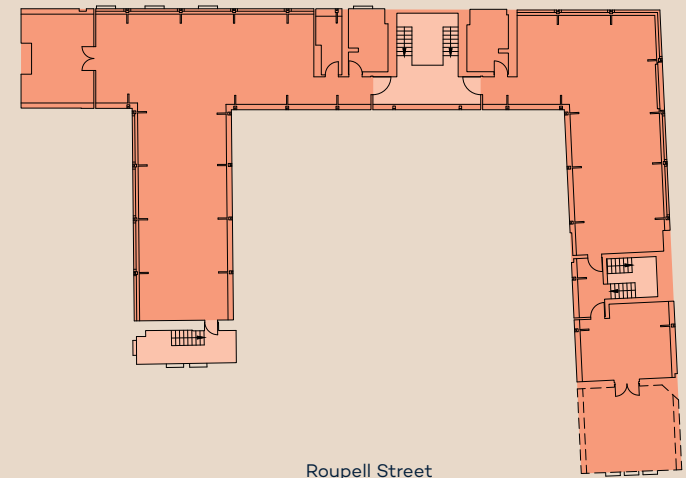
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Plans not to scale,
for indicative purposes only.

FURTHER INFORMATION

TENURE

Freehold.

EPC

The property has an EPC Rating of B.

VAT

The property is elected for VAT which will be charged in addition to the purchase price.

RATEABLE VALUE

The rateable value for the property is £190,000.

VIEWINGS

Strictly through the sole selling agents:

Greg Porter

07973 504 356

gregory.porter@sw.co.uk

Ross Blanchflower

07734 365 141

ross.blanchflower@sw.co.uk

PLANNING

Class F1 (learning and non-residential institutions).

VACANT POSSESSION

The property is to be sold with vacant possession, at a future date to be agreed.

PRICE

On application.



Sanderson
Weatherall

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