

Our Ref 123grovepark/marketing/oct2010 9 Marylebone Lane  
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EMAIL [tiffany.forshaw@colliers.com](mailto:tiffany.forshaw@colliers.com)

25 October 2010

Mr Josh Sobel  
The Citrus Group  
4<sup>th</sup> Floor South  
3-55 Swallow Place  
London  
W1B 2AF

10 AP 3751

23 DEC 2010

Dear Mr Sobel

## **MARKETING - 123 GROVE PARK, LONDON SE5**

We have been actively marketing subject site as D1 accommodation for the Citrus Group over the last three years. We set out below a summary of this marketing.

### **1.0 PROPERTY DETAILS**

The subject property is a four storey detached red brick period building with a pitched roof. It is approximately 10,700 sq ft and has existing Class D1 use (Non-residential Institutions). It is set within the Camberwell Grove Conservation Area. There is a large garden to the rear of the property, although we understand that The Citrus Group are retaining this for future redevelopment. Furthermore, we understand that some of the garden area may be available with the main property, although the amount is to be negotiated with individual interested parties.

### **2.0 MARKETING**

The property was placed on the market in August 2007 and made available For Sale freehold or To Let. The property was exposed to a full marketing campaign, as detailed below.

#### **2.1 Guide Price/Rental Price**

We are guiding verbally at in excess of £2,000,000 for the freehold interest with vacant possession. We did not set a guide figure or terms with respect to rental £/sq ft, instead inviting interested parties to offer. The guide price is unchanged since the commencement of marketing to today.

#### **2.2 Advertising**

The property was advertised in Property Week, one of the main property industry magazines in August 2007, November 2007 and February 2008. The property was also advertised in the South London Press, a local paper, in August 2007 and then every two weeks for 13 insertions.



### 2.3 Website

The property was placed on the Colliers International website in August 2007. The website contains information such as copies of existing floor plans and photos.

This information is available to download from the website. This is also linked to Focus, Egi and EG Property Link. The property is still listed on our website as available for sale or to let.

### 2.4 Sign Board

An 'All Enquiries' 5x4ft board was erected outside the property in August 2007 advertising D1 Space. The signboard fell into poor condition recently and has been replaced with another one in recent months.

### 2.5 Viewings

Viewings have been conducted on an ad hoc basis, with a member of Colliers International, and we have been as flexible to individual requirements as possible. We have shown twelve parties the property, some of which have had repeat viewings in order to carry out their due diligence.

We are also marketing a number of other properties in the area:

- 1) 17-18 Grove Park, Camberwell  
(hostel, with no planning, exchanged to a residential developer)
- 2) 29-35 Peckham Road, Camberwell  
(offices, with no planning, under offer to student accommodation developer)
- 3) 181 Denmark Hill, Camberwell  
(hostel, with planning for residential, exchanged to a residential developer)

We have been marketing the first property since January 2008; the second property since January 2009; and the third property since October 2009. From boards, website listings and adverts for these properties, many parties have also asked about other properties that we are marketing in the area, which has led to further interest in 123 Grove Park.

### 3.0 LENGTH OF ADVERTISING

We have now been advertising the property for circa three years. We have had over 80 interested parties requesting details of the property. The excel spreadsheet, attached, shows the amount of interest that we have received for whole marketing period for 123 Grove Park, from July 2007 until now.

#### 4.0 THE INTEREST

In terms of demand for existing use, D1, it has been limited and those who have enquired in terms of D1 Use have been:

- religious groups
- specialist schools
- primary schools
- and nursery groups

The above parties, once they have viewed the property, have found it to be unsuitable.

Whilst certain limited interest has been shown over this time period for the existing use, this regrettably has not materialised into any formal offer that is considered worthy of pursuing.

Whilst the general market conditions have not helped, feed back received from parties that have dismissed the opportunity include:-

- Location
- Complexity of the layout
- Lack of public transport facilities
- The size/layout of the floor space
- The condition of the structure
- Car parking
- Its relationship with adjoining residential
- The uncertainty surrounding the rear development form
- Opportunities elsewhere/more suitable buildings elsewhere

We continue to get a steady stream of enquiries; most of the interested parties request details with a view to purchase the building for residential conversion, which is similar to the other properties we have been marketing in the area as detailed above.

The party who expressed the most interest in the first few months of last year was Comwood, who run asylum houses, although in the end they struggled to get funding for the purchase and found the building to be unsuitable, preferring new build accommodation.

In addition last year, Kings College Hospital were very interested and looked around the property and spent quite a considerable time doing a feasibility analysis, but did not offer on the property as they found it was too small for them.

Earlier this year, a school group called Keddleston, who are based in Cumbria, viewed the property four times. They have now indicated that it is not ideal for their needs and we know they are currently looking at a number of other properties in South East London.

Edward Cahn, who runs a high-end nursery development company, was also interested in the property and viewed it recently; although we have not heard back from him.

Given the above and our conversations with those who have enquired, the existing building has neither attracted a D1 occupier for the purposes of letting.



We would be happy to discuss any of the above with any 3rd parties, should it so be required.

If you require any further information at this stage, please do not hesitate to contact Annabel Church on 020 7344 6769 or me on the numbers above.

Yours sincerely

**Tiffany Forshaw MRICS**  
**ASSOCIATE DIRECTOR**  
**Colliers International**



## 17-18 Grove Park Camberwell, SE5 8LH

For Sale by Informal Tender

[www.southwark.gov.uk](http://www.southwark.gov.uk)



*Southwark*  
Council



# Camberwell redevelopment opportunity

- Central London 4 miles
- Denmark Hill Train station 0.55 miles (Distances approximate)

### Location

The subject property is located close to Denmark Hill train station in Camberwell, south east London, in an area administered by the London Borough of Southwark. Camberwell is a diverse area with an interesting mix of old and new properties and Grove Park is a popular and attractive tree lined street located within the heart of the area. Grove Park forms part of a network of roads between the A2216 (Grove Lane) and A2215 (Rye Lane) which includes Camberwell Grove and Grove Lane, which mainly comprise Victorian and Edwardian houses.

The A2216 intersects the A215 (Denmark Hill Road) to the northwest,

which in turn provides direct access to Elephant & Castle (approx 2.7 miles), Waterloo and London Bridge railway stations and Central London beyond. Both the A2216 and A2215 provide access via various A roads to Junction 6 of the M25 and Gatwick (M23) approximately 18 and 28 miles respectively.

Trains from Denmark Hill train station run regularly to London Bridge, Victoria and Blackfriars mainline stations, with an approximate journey time of 12 minutes. Peckham Rye train station is also close by and provides fast and frequent services also to London Bridge, Victoria and Blackfriars, and East Dulwich station provides regular services to London Bridge.

### Description

17 Grove Park comprises a substantial brick built four storey building with later additions, arranged over lower ground, upper ground, first and attic floors. The property is currently arranged as in excess of twenty non self contained and self contained flats.

18 Grove Park was originally built as a detached Edwardian house arranged over a combination of two storeys to the front and three to the rear (plus basement). The accommodation is currently arranged as a ground floor caretaker's flat together with four further studio units arranged over the remaining two floors. 18 Grove Park is connected to 17 Grove Park by way of

a walkway at first floor level only.

Both internally and externally the properties are in a satisfactory condition and could benefit from substantial upgrading. It should be noted that no. 18 Grove Park suffers from severe subsidence at the front of the property. This has been examined and a full report into the extent of the subsidence, its cause and cost of repair is detailed in the information pack.

The properties are set within large grounds generally laid to lawn. There is a chapel to the rear of number 18 Grove Park dating to the 1930s, which includes cloisters and a morgue. Both houses are set behind a wood panel fence fronting on to Grove Park and there is an "in and out" drive way leading from Grove Park to number 17. Number 18 also benefits from further road access and off street parking via a wooden gate and has a pedestrian pathway access down the left hand side of the front garden.

The current site area of the property is approximately 0.3 ha (0.75 acres) and the accommodation is approximately as follows:

	Sqm (GIA)	Sqft (GIA)
Number 17	1,038	11,178
Number 18	280	3,016
Laundry Room	25	266
Boiler Room	15	161
Chapel	164	1,763
Total	1,522	16,385

### Town planning

The property is currently classified as Sui Generis and was formerly used as a hostel for homeless people. Prior to this it was used as a nursing home, convent and children's home. The site is within the Urban Density Zone and although none of the buildings are listed the site does fall within the Camberwell Grove Conservation Area. There are no restrictive policies within the Adopted Southwark Plan (2007), which seek the retention of hostel accommodation.

The local Planning Officer has stated that





a proposal for residential development on the site is likely to be acceptable in principle given the nature of the surrounding area. As the buildings are not listed there is the possibility of either conversion or redevelopment, subject to necessary planning consent. Therefore, we feel there is potential for alternative use as residential (C3), subject to change of use. This may take the form of complete redevelopment of the site or conversion. Should the Council seek to retain the building there is also potential to provide residential development to the rear of 17 Grove Park, subject to the relevant planning policy and standards.

A planning statement has been produced by Colliers CRE in conjunction with the London Borough of Southwark and a copy of this is contained in the information pack. All interested parties are advised to undertake their own further planning enquiries with the London Borough of Southwark.

Two listed buildings adjoin the site and their setting, as well as the character of the conservation area, will form major considerations in terms of any development.

Tree and ecology reports undertaken in respect of the rear garden indicate that a large proportion of the trees and vegetation do not form part of original planting and are of limited ecological value and could be removed with the relevant consent.

### **Tenure**

The property is available for sale freehold with vacant possession.

### **Wayleaves, easements and rights of way**

The site is outlined in red on the following Ordnance Survey extract (for identification only) and is to be sold subject to any rights of way, restrictions or easements which may exist, whether or not mentioned in these particulars. The site is to be sold subject to any Planning Scheme or Development Plan or Agreement, Resolution or Notice which may or may not come into force and also subject to any statutory provisions or bye-laws, without obligation on the part of the vendor to supply them.

### **Services**

It is understood that electricity, gas, mains water and drainage are available to the subject site although it will be the responsibility of interested parties to ensure the services are available and adequate for any future uses of the property.

### **Statutory authority**

The London Borough of Southwark.

### **Method of sale**

The property is to be sold by way of informal tender.

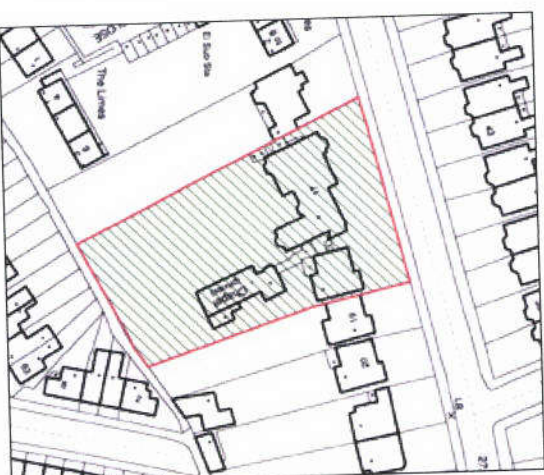
- a) Date and time: The closing date for the receipt of bids is set out in the covering letter accompanying this brochure

- b) Submission: Offers should be delivered by post or in person in a sealed envelope clearly marked 'Offer for 17-18 Grove Park, Camberwell' and addressed as follows:

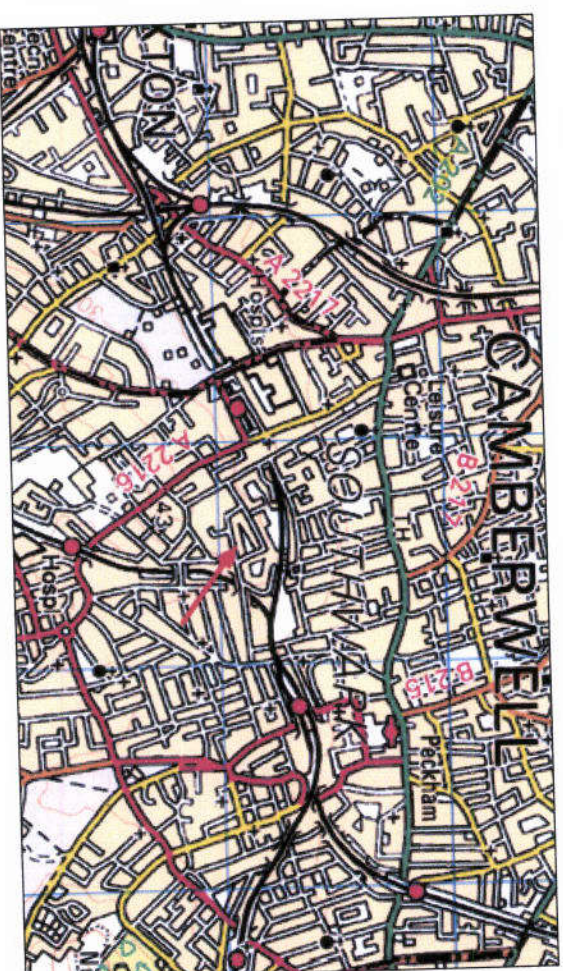
Colliers CRE  
9 Marylebone Lane  
London W1U 1HL  
Marked for the attention of:  
Annabel Church

- c) Additional information required:
  - i. Solicitor's details, who will be acting for the purchaser;
  - ii. Details of funding arrangements and proof of funding.

- d) Purchasers note: Unconditional bids with suitable overage and clawback positions will be looked on favourably. All bids will be analysed but the vendor does not undertake to accept the highest or any offer.



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## Floor plans

Doors lead to the chapel, please refer to the information pack for full scale plans



\*Floor plans for indicative purposes only

**VAT**  
The property is not currently elected for VAT.

**Viewing**  
Strictly by prior appointment with the sole agent Colliers CRE. A series of viewing days have been arranged; please contact the vendor's agents to arrange a viewing.

**Legal costs**  
Please note that the purchaser is responsible for a contribution towards the Councils legal and surveyors' fees. This will be 0.5% of the purchase price.

**Misrepresentation clause**  
Colliers CRE gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without an responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers CRE has any authority to make any representation or warranty whatever in relation to this property. February 2008. 222553

**Further information**  
An information pack has been prepared and is available to interested parties, either in hard copy form for a cost of £50 plus VAT, or can be downloaded from our website: [www.collierscre.com/residential](http://www.collierscre.com/residential)

- The information pack includes:
- Ground Investigation report including findings into the subsidence at 18 Grove Park.
  - Floor plans for all of the buildings
  - Planning statement
  - Report on title
  - Additional photographs
  - Environmental Desktop Study

Annabel Church on 020 7344 6769  
annabel.church@collierscre.co.uk  
Tiffany Forshaw on 020 7487 1685  
tiffany.forshaw@collierscre.co.uk





Name	Company	Email Address
John Smart	Bespoke New Homes	
Glenn Lee	London School of Musical Theatre	
Foz Gadit	Pure Space	<a href="mailto:fgadit@hotmail.com">fgadit@hotmail.com</a>
Russel Charlesworth		
Christine Olatunji		
Frank Saglam	Park Sea Ltd	
Mr Samson	The Wall of Praise Christian Centre	
Trevor Good		

#### After advert

Miss Bains  
Mr Sharlow  
Mr Kevin Burke Frederick Holt  
Andre Palmer CUK (Christian Congregation)  
Kate Le Marechal Children's day nursery Blue Kangaroo  
Hilary Lissenden  
Maria Haque John Sharkey & Co  
Monica Thomas Manna Group  
Mr Nigel Ford The Hopden Group  
Mr Lloyd LaRose-Jones The Harmony Family Group  
Henry Lang Savoy Stuart on behalf of a Religious Group  
Mr Steven Raymond Savoy Stuart on behalf of a Religious Group  
Daniel Smith/ Acima Hos: Hither Green Nursery/ Horizon  
Melissa Perkins

#### 20/11/2007

Monica Thomas didn't get her letter - so resent

Mr Martin Braige  
Mr Rafi Simmons The Crown Estate [rafi.simmons@thecro](mailto:rafi.simmons@thecro)

#### 30/11/2007

Chanelle Deslandes Assura Group 50 Pall Mall  
Chris Torrens Fine Form Construction Ltd 40 Romola Road  
Guy Morgan Harris 84 Erlanger Road  
Paul Banks

#### 02/01/2008 onwards

Dr R. Jawad 83 Sydenham Hill London  
Christopher Pallis 87 Camberwell Grove London  
Bryony Blyth [bryony-blyth@tiscali.c](mailto:bryony-blyth@tiscali.c)  
Celia Willis [celiawillis@artserve.n](mailto:celiawillis@artserve.n)  
Mrs Brown 65 Greendale Fields London  
Monica Thomas Manna Group  
Martin Dawes 25 Flaxman Road  
Tristram Linsley  
William Barkers  
Patrick Brady Aitch Group  
Marie Haque John Sharkey & Co Exchange Plaze  
Nick Smellie Waldorf School Georgia



Address 1	Address 2	Address 3	Address 4	Telephone
61 Roupell Street	London	SE1 8TB		07940 718 035
83 Borough Road	London	SE1 1DN		0207 407 4440
83 Rye Lane	London	SE15 5EX		07949 087 666
64 Grove Park	Denmark Hill	London	SE5 8LF	07884 476 376
55 Tower Bridge Road	London	SE1 4TL		078432 73 591
1 Brunswick Villas	London	SE5 7RR		07985 62 90 02
151 Rye Lane	Peckham	SE15 4TL		020 7635 9815
AC - not interested				07771 663 845

N/A				0207 277 4887
				07802 200 711
4 Pratt Walk	London	SE11 6AS		020 7582 9375
Wrong number				077320 808054
49b Hawarden Grove	Herne Hill	London	SE24 9DQ	07976 385 260
N/A				07735 574 074
Exchange Plaze	58 Uxbridge Road	Ealing	London W5	020 8567 4777
7 Long Walk	London	SE1 3NQ		0207 771 8001
The Hall, Peyton Place	Greenwich	London	SE10 8RF	020 8858 6262
30 Burghill Road	London	SE26 4HN		079 039 35692
Atlantic House	351 Oxford Street	London	W1C 2JF	020 7495 3666
Atlantic House	351 Oxford Street	London	W1C 2JF	020 7495 3666
Hither Green Nursery	165 Hither Green L	London	SE13 6QF	0208 318 4125
				7780703536

				020 300 86 66 78
<a href="http://wnestate.co.uk">wnestate.co.uk</a>	e-mailed him			020 7851 5023
London	SW1Y 5JH			020 7107 3817
London	SE24 9AZ			07767 370 406
				07813 810 230
New Cross Gate	SE14 8TH			020 7639 0500

SE26 6TQ				07903 867 408
SE5 8JE				07973 971 681
<a href="http://o.uk">o.uk</a>				07968 062 942
<a href="http://et">et</a>				07894 863 739
SE5 8JZ				0207 738 7700
7 Long Walk	London	SE1 3NQ		0207 771 8001
				07714 213 523
London	SE5 9DL			07813 888853
				078244 64 077
				07817 015992
58 Uxbridge Road	Ealing	London	W5 2ST	0208 567 4777
Chequers Lane	Pitsdone	Nr Leighton Buz Bedfordshire		01296 660 988



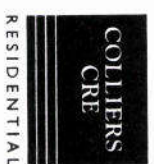
## D1 BUILDING TO LET

- Approx. 10,700 sq ft building in SE5, suitable for D1 use.

All enquiries contact:

Annabel Church 020 7487 1724

[collierscre.com/residential](http://collierscre.com/residential)





# For Sale/ To Let

Suitable for D1 use  
All Enquiries

020 7487 1724

[collierscre.com](http://collierscre.com)





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Property Ref  
4188  
Search

Locations  
Please enter a location in the below box.

Property type  
☐ Development opportunity  
☐ Hotels and Licensed premises  
☐ Insolvency


Tenure  
☐ Freehold  
☐ Leasehold  
☐ Share of freehold  
☐ Freehold / Leasehold

Size Unit  
Square Feet

Search results

Previous Next Return to search

Result 1 of 1



Property Ref : 4188  
**FOR SALE/ TO LET**  
**Available**  
POA  
123 Grove Park, Camberwell, London, SE5 8LD

Image gallery  
Location map  
Print friendly page  
Floor Plan Basement  
Floor Plan Ground  
Floor Plan First  
Floor Plan Second  
Floor Plan Roof

**Description**  
The subject property is a four storey detached red brick period mansion with a pitched roof.

**Location**  
Situated close to Denmark Hill in Camberwell, south east London, in an area administered by the London Borough of Southwark. The subject site is situated on the north western side of Grove off Camberwell Grove, in a highly residential area of wide tree lined streets with period houses.

Done

Start Colliers Inte... Inbox - Micro... G:\D Resident... Text for kale... 123 Grove Pa... Marketing Let... Local intranet

11:11

## D1 BUILDING TO LET

• Approx. 10,700 sq ft building in S£5, suitable for D1 use.

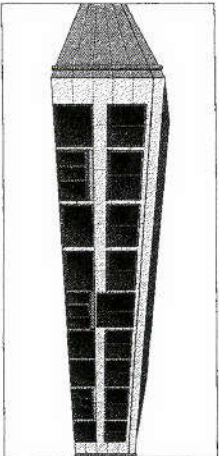
All enquiries contact: Annabel Church 020 7487 1724

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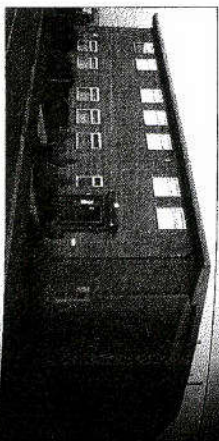


## NEW WEST



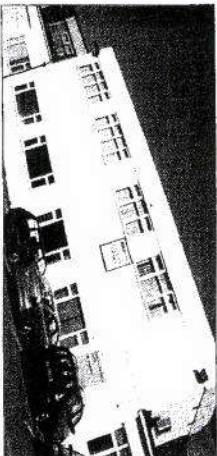
**LEICESTER,**  
Units 1-4 Devonshire Road, LE4 0BF

Superb trade allowrooms opposite B&Q and Abbey Retail Park  
Unit 2 - 418 sq m (4,500 sq ft)  
Unit 4 - 787 sq m (8,250 sq ft)  
TO LET Rents upon application



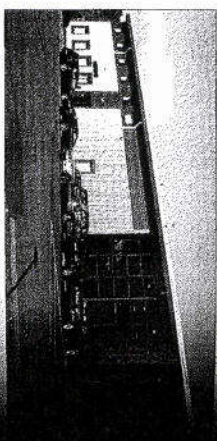
**DREY**  
Sney Cross Industrial Park,  
DE21 7JZ

Modern hybrid office and warehouse unit. Prominent corner location, secure yard and parking  
TO LET £47,500 PAX



**SUTTON IN ASHFIELD**  
Coomoor Road, NG17 5LA

Substantial industrial premises close to Ring Road & Junction 28 M1  
Motorway 15,000 to 65,000 sq ft on 3.27 acres  
TO LET  
Rents upon application (MAY SELL)



**NOTTINGHAM**  
Phoenix Centre, NG8 6AR

Two units available as a whole, or as separate units. Air conditioned, modern offices with lift and feature all round adjacent road, E50, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100, D101, D102, D103, D104, D105, D106, D107, D108, D109, D110, D111, D112, D113, D114, D115, D116, D117, D118, D119, D120, D121, D122, D123, D124, D125, D126, D127, D128, D129, D130, D131, D132, D133, D134, D135, D136, D137, D138, D139, D140, D141, D142, D143, D144, D145, D146, D147, D148, D149, D150, D151, D152, D153, D154, D155, D156, D157, D158, D159, D160, D161, D162, D163, D164, D165, D166, D167, D168, D169, D170, D171, D172, D173, D174, D175, D176, D177, D178, D179, D180, D181, D182, D183, D184, D185, D186, D187, D188, D189, D190, D191, D192, D193, D194, D195, D196, D197, D198, D199, D200, D201, D202, D203, D204, D205, D206, D207, D208, D209, D210, 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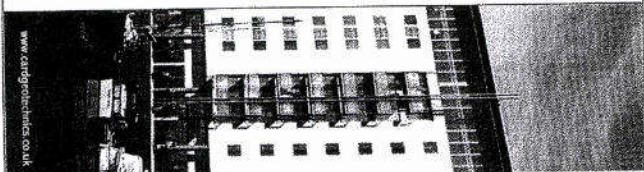
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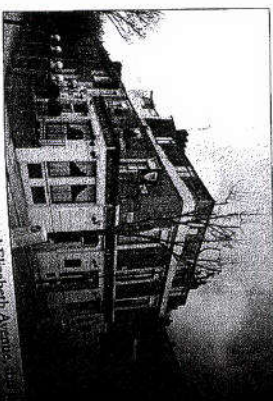
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Lynton House Hotel  
7 Powderham Terrace  
Buyer: private client  
Vendor: private client  
Price: £1.85,000  
Vendor agent: Christie & Co. 01908 350580

### Windsor

West Yorkshire  
The Tiger garden  
47-49 High Street  
Econ  
Buyer: private client  
Vendor: private client  
Price: £1.2m  
Vendor agent: Christie & Co. 01908 350580

### INVESTMENT

Avon  
177-179 and 165-167  
High Street  
Buyer: private client  
Vendor: private client  
Size: 7,140 sq ft  
Price: £4.3m  
Yield: 5%  
Buyer agent: Drivers Jonas, 0131 221 5882

### Basildon

Essex  
Southfields  
Business Park  
Horshby Square  
Odfellos  
Buyer: private client  
Vendor: private client  
Price: £450,000  
Vendor agent: Christie & Co. 01908 350580

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**Edinburgh**  
23 Charlotte Square  
Buyer: WG Mitchell  
Vendor: Legal & General  
Size: 6,036 sq ft  
Price: £2.75m  
Yield: 4.3%  
Buyer agent: Savills, 0131 247 3800  
Vendor agent: Jones Lang LaSalle, 0131 225 8344

### Liverpool

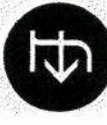
Merseyside  
Unit 8  
Ivor Industrial Estate  
Airtree  
Buyer: private investor  
Vendor: Commercial Estates Group  
Price: £3.8m  
Yield: 6.35%  
Vendor agent: Alsop, 020 7543 6777

### Sharnstone

Staffordshire  
Wall Island  
Buyer: private investor  
Vendor: Lifefield Assets  
Price: £1.35m  
Yield: 3.98%  
Buyer agent: GBR Property Consultants, 0121 616 0500  
Vendor agent: King Sludge, 0121 200 7119

### Warrminster

Wiltshire  
The Three horsehoes  
Centre, Market Place  
Buyer: Stockland Halladale  
Vendor: Kennore  
Size: 56,136 sq ft  
Price: £14.6m  
Yield: 5.4%  
Buyer agent: CB Richard Ellis, 020 7182 2000; King Sludge, 020 7493 4933  
Vendor agent: TBCO, 020 7495 6838

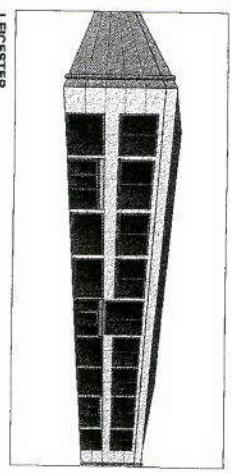


For further details on all these deals and for thousands more, visit:  
[www.propertyweek.com](http://www.propertyweek.com)

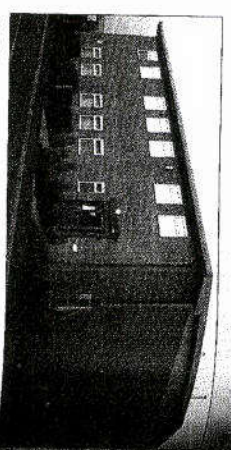
Please email all deals to [deals@propertyweek.com](mailto:deals@propertyweek.com) including type of property, address, size, rent/price, lease length and field where applicable.



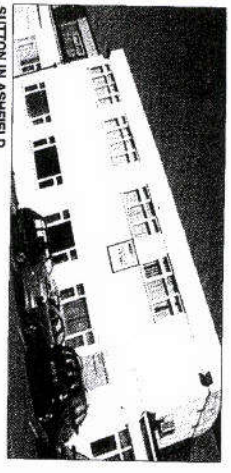
# NEW WEST



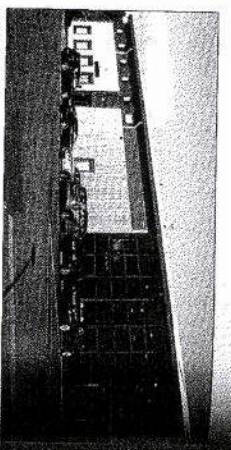
**LEICESTER, UNITS 1-4**  
Superb trade showrooms opposite B&Q and Abbey Retail Park  
Unit 2 - 418 sq m (4,500 sq ft)  
Unit 3 - 767 sq m (8,300 sq ft)  
Unit 4 - 767 sq m (8,300 sq ft)  
TO LET Rents upon application



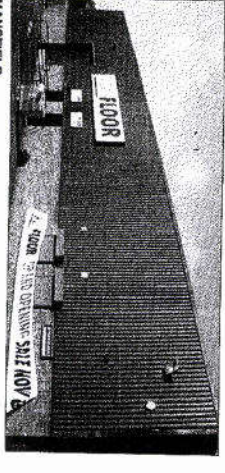
**DEREY, Stony Cross Industrial Park, DE21 7RZ**  
Modern hybrid office and warehouse unit. Prominent corner position with secure yard and parking  
TO LET £47,500 PAX



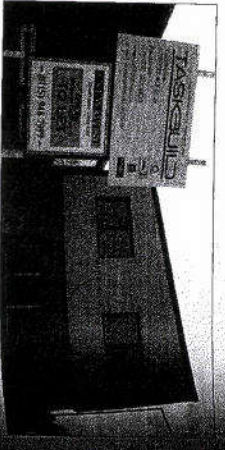
**SUTTON IN ASHFIELD**  
Cosmopolitan Road, NG17 5LA  
Substantial industrial premises close to Ring Road & Junction 28 M1 Motorway. Units 15,000 to 65,000 sq ft on 3.27 acres  
TO LET Rents upon application (MAY SELL)



**NOTTINGHAM Phoenix Centre, NG6 6AR**  
Two units available as a whole, or as separate units. Air conditioned (no) offices with lift and feature atrium. Adjacent NHS, Eon & Duple car parks for 100 cars  
Unit 1: 6,500 sq ft & 8,200 sq ft (8,500 sq ft). Landscaped courtyard to rear  
TO LET £50,000 PAX & £105,000 PAX



**MANFIELD Green Central Road, NG18 2RQ**  
High profile bulky goods retail warehouse 1,363 sq m (14,682 sq ft). Plus 32 space car park  
TO LET £125,000 PAX (MAY SELL)  
Jt Agent: Lambert Smith Hampton



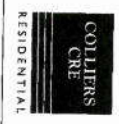
**NOTTINGHAM Huddersfield Lane, NG6 6AU**  
New build 2 storey detached offices. Prominent corner position with parking. High specification including lift and air conditioning. 128 sq m (1,380 sq ft)  
TO LET £25,000 PAX

3 Castlebridge Office Village, Kirtley Drive  
Castle Marina, Nottingham NG7 1LD

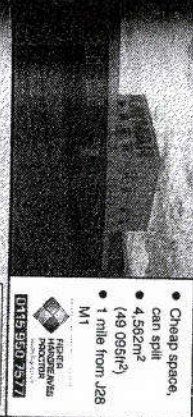
0115 9487 999

## D1 BUILDING TO LET

approx. 10,700 sq ft building in SE5, suitable for D1 use  
enquires contact:  
Nigel Church 020 7487 1724  
nchurch@com/ residential

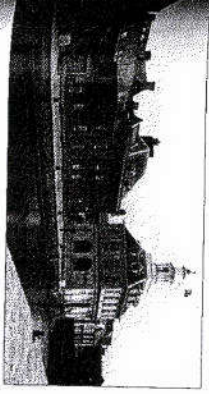


## INDUSTRIAL UNITS - TO LET BROOKHILL IND EST, PINXTON



• Cheap space, can split  
• 4,562m<sup>2</sup> (49,096ft<sup>2</sup>)  
• 1 mile from A26 M1  
0115 9487 999

## Joseph Business Opportunity Flooding Restaurant



Business opportunity is available for an operator to run a vessel within the Purfleet and trade as a Licensed Restaurant, subject to obtaining all statutory consents. The Borough Council invites expressions of interest from businesses to meet a well preserved historic building of up to 30m (100ft) length to positively impact on the historic importance of the quay, and complement the Borough Council's waterside regeneration initiatives in the area, which includes a proposed 250 berth marina

for further information please contact  
Shelagh Walsh on  
0155 616396 or email:  
shelagh.walsh@west-norfolk.gov.uk

## LEASE

### London SW19

Unit 1a  
Tandem Centre  
Crickston Road  
Galliers Wood  
Landlord: Possland  
Custodian Trustee, care  
of Hermes Real Estate  
Tenants: C&I Clark  
Size: 3,759 sq ft  
Rent: £450/sq ft  
Lease length: 10 years  
Landlord agent:  
Wilkinson Williams,  
020 7317 3774  
Cushman Wakefield,  
020 7935 5000  
Tenant agent:  
Green & Partners,  
020 7659 4848

### Aberfeldy

Perrinshire  
The Station Rooms  
6 Dunfield Street  
Buyer: private client  
Vendor: private client  
Price: £250,000  
Vendor agent:  
Christie & Co,  
0131 557 6666

### London SW10

Finborough Arms  
118 Finborough Road  
Landlord:  
Enterprise Inns  
Tenant: private client  
Lease length: 20 years  
Landlord agent:  
Fleuws, 01273 606033

### Lynnhurst

Hampshire  
Little Hayes Guest House  
43 Romsay Road  
Buyer: private client  
Vendor: private client  
Price: £474,950  
Vendor agent: Christie  
& Co, 01962 844455

### Norwich

Norfolk  
Unit 404  
Riverside  
Entertainment Centre  
Landlord: X-Leisure  
Tenant: Bella Italia  
Restaurants  
Size: 2,956 sq ft  
Rent: £29,600/sq ft  
Lease length: 15 years  
Landlord agent: Riche  
Chartered Surveyors,  
01603 619876  
Tenant agent: League &  
Capital, 0845 602 2161

### Oban

Argyllshire  
Oban Cinema and  
Highland Theatre  
George Street  
Buyer: private client  
Vendor: private client  
Price: £375,000  
Vendor agent: Christie  
& Co, 0131 557 6666

### Ross on Wye

Herefordshire  
Jm on the Wye  
Buyer: private client  
Vendor: private client  
Price: £1,195m  
Vendor agent: Christie  
& Co, 0117 946 8500

### Glasgow

Katrina Restaurant  
Saucyhall Street  
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Vendor: private client  
Price: £800,000  
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### Worcester

West Midlands  
Unit 27  
Reindeer Court  
Landlord: Flatland  
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Tenant: Grex  
Caroline Pattison  
Size: 387 sq ft  
Rent: £45,220/sq ft  
Lease length: 10 years  
Landlord agent:  
Macarthur Wilson,  
0117 908 3350

### Stratford upon Avon

Warwickshire  
25 Wood Street  
Landlord: Portkerry  
Properties  
Tenant:  
Elliot's Frames  
Size: 640 sq ft  
Rent: £46,880/sq ft  
Lease length: five years  
Landlord agent:  
Rowley Hughes  
Thompson, 0121  
212 7800

### Felixstowe

Suffolk  
Dorchester Guest House  
41 Underhill Road West  
Buyer: private client  
Vendor: private client  
Price: £399,000  
Vendor agent:  
Christie & Co,  
01473 256588

### London SW3

186 King's Road  
Landlord:  
Cadogan Estates  
Tenant: Elyse  
Size: 323 sq ft  
Rent: £132,690/sq ft  
Lease length: 10 years  
Landlord agent: Nash  
Bond, 020 7034 5480  
Tenant agent: Arkwell  
Rogers, 020 7525 5300

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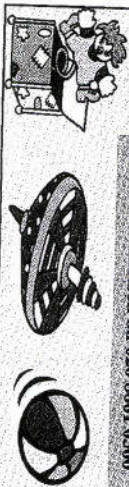
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## NURSERY FOR SALE TO BE BUILT IN SWANSEA 3,000 sq ft

- Close to Sandringham Park, home to DVLA
- Relevant planning permission already obtained
- Approx 3 miles from City Centre
- Adjacent to M4 Motorway, Junction 44/45
- Good transport links

Call Mr. Nicholson on 020 8861 0500



## CARD GEOTECHNICS

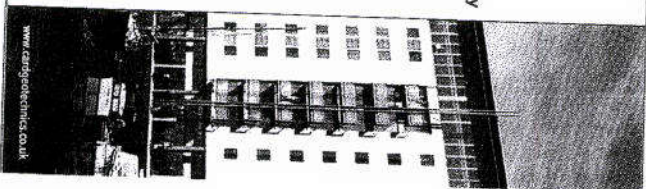
Setting the standard in consultancy

Card Geotechnics' specialists are at the forefront of geotechnical and geo-environmental consultancy, creating cost-effective solutions to challenging ground conditions.

Our clients, including many of the leading developers and contractors nationwide, trust us with their complex brownfield site challenges - you can too.

For information on how we can help you call us on 01252 310 364 or email [enquiries@cardgeotechnics.co.uk](mailto:enquiries@cardgeotechnics.co.uk)

Offices in Aberdeen, Leeds and Exeter



## Next major auction 5 September 2007

at the Marriott Hotel, Queens Square, Liverpool, commencing at 12:00pm

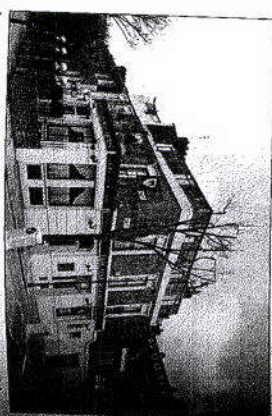
Various lots including instructions from Liverpool City Council and a number of LPA members. Many residential & commercial investments, vacant properties and development opportunities available.

Please call for a catalogue on 0151 207 6318 or visit our website [www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk) Suttonkersh

## GOLDSCHMIDT HOWLAND

Oxford Arms, 21 Halliford Street, London, N1 3BB  
Pub with development opportunity



On the corner of Halliford Street and Elizabeth Avenue, this pub house is arranged over three principal floors plus basement. In the heart of De Beauvoir in Islington, close to the shops and public station of Sussex Road. The current consent for this building has been granted for a two storey extension over the basement and existing yard. This consent will provide for an additional 14 guest bedrooms, breakfast accommodation, which will provide 14 guest bedrooms plus dining area and a separate 2-bedroom flat.

Offers are invited in the region of £1,600,000

For further information, or to arrange a viewing, please contact Richard Humphreys or Lauren Leach on 020 8209 9399 or [ld@r-h.co.uk](mailto:ld@r-h.co.uk)

## CALDES

## BROWSER BASED COMMERCIAL PROPERTY & AGENCY SOFTWARE

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## D1 BUILDING TO LET

Approx. 10,700 sq ft building in SE5, suitable for D1 use

All enquiries contact:  
Amabel Church 020 7487 1724  
[collierscre.com/residential](mailto:collierscre.com/residential)



**Headingley**  
West Yorkshire  
The Citrus Cafe  
138 North Lane  
Buyer: private investor  
Vendor: private client  
Price: £620,000  
Vendor agent: Christie & Co, 01908 350580

**London W14**  
The Fox public house  
3 North End Crescent  
Buyer: Greene King  
Vendor: private client  
Size: 11,500 sq ft  
Price: £3.6m  
Buyer agent: Snelly Sanders, 020 7580 3366

**Windsor**  
Berkshire  
The Tiger Garden  
47-49 High Street  
Eton  
Buyer: private client  
Vendor: private client  
Price: £3.2m  
Vendor agent: Christie & Co, 01908 350580

**Edinburgh**  
23 Charlotte Square  
Buyer: WG Mitchell  
Vendor: Legal & General  
Size: 6,036 sq ft  
Price: £2.75m  
Buyer agent: Savills, 0131 247 3800  
Vendor agent: Jones Lang LaSalle, 0131 225 8344

**Weymouth**  
Dorset  
7 Powderham Terrace  
Buyer: private client  
Vendor: private client  
Price: £185,000  
Vendor agent: Christie & Co, 01908 350580

**Teignmouth**  
Devon  
Linton House Hotel  
Buyer: private client  
Vendor: private client  
Price: £1.25m  
Vendor agent: Christie & Co, 01908 350580

**Conventry**  
West Midlands  
Unit 3, Burner Park  
Buyer: King Henry VIII  
Vendor: Endowed Trust  
Size: 14,561 sq ft  
Price: £1.025m  
Buyer agent: D&P Holt, 024 7655 5180  
Vendor agent: Lambert Smith Hampton, 020 7600 1398

**Warminster**  
Wiltshire  
The Three Horseshoes  
Cerne, Market Place  
Buyer: Stockland Halliade  
Vendor: Kenmore  
Size: 56,136 sq ft  
Price: £14.6m  
Yield: 5.4%  
Buyer agent: CB Richard Ellis, 020 7182 2000; King Sanger, 020 7493 4933  
Vendor agent: CBGA, 020 7495 6838

**Warrington**  
Cheshire  
The Three Horseshoes  
Cerne, Market Place  
Buyer: Stockland Halliade  
Vendor: Kenmore  
Size: 56,136 sq ft  
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## RETAIL

## Bath

Somerset

Landlord: private landlord

Tenant: private client

Size: 700 sq ft

Rent: £21.43/sq ft

Lease length: 12 years

Landlord agent: 01372 730015

Bridger Rail Commercial

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## Epsom

Surrey

Landlord: private landlord

Tenant: private client

Size: 700 sq ft

Rent: £21.43/sq ft

Lease length: 12 years

Landlord agent: 01372 730015

Bridger Rail Commercial

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## Leeds

West Yorkshire

Landlord: Bank of Ireland

Tenant: Bank of Ireland

Size: 888

Rent: £39.13/sq ft

Lease length: 10 years

Landlord agent: 0113 235 5211

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## NEXT AUCTION SALE

4th December 2007

(lots include unless sold prior)

Highgate N6

Four bedroom house for improvement

Wood Green N22

Site with planning for 45 office

Enfield, Middlesex

Freehold ground floor office with garage and car parking

Edgware, Middlesex

Double fronted property for extension

Muswell Hill N10

Two storey mans building, two bedrooms for improvement

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

Freehold vacant

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## D1 BUILDING TO LET

• Approx 10,700 sq ft building in SE5,  
suitable for D1 use

All enquiries contact:  
Annabel Church 020 7487 1724  
collierscre.com/residential

collierscre.com/residential

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## FOR SALE

3.5 ha/8.6 acres Industrial Land  
Established use for B2/B8  
Offers around £1M  
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e-mail: lynn@adairpaxton.co.uk



