



The Former Royal Oak

78 Fitzalan Street, Lambeth, London, SE11 6QU

For Sale: BY ORDER OF THE INSOLVENCY GROUP - Freehold Development Opportunity in SE11

3,071 sq ft
(285.31 sq m)

- Traditional Victorian-style Former Public House.
- Prime Zone 1 location.
- Attractive Capital Value at just £244 p/sq/ft.
- Upper-floor ancillary space with separate access.
- Large Rear Terrace.
- Available immediately.
- Sui Generis Use Class

The Former Royal Oak, 78 Fitzalan Street, Lambeth, London, SE11 6QU

Summary

Available Size	3,071 sq ft
Price	Auction £750,000
Business Rates	Upon Enquiry
EPC Rating	C (60)

Description

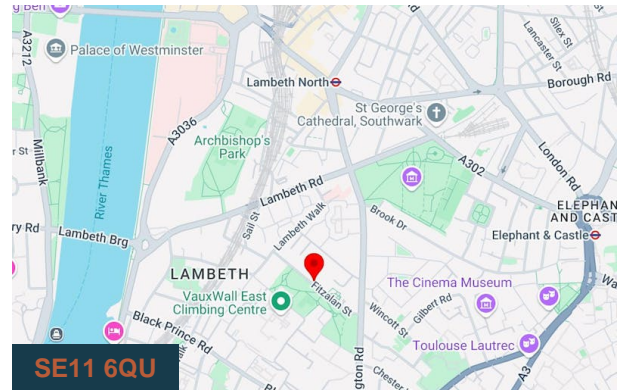
This Victorian terrace property presents a unique opportunity for both commercial and investment purchasers.

The former Royal Oak represents a Freehold building in the heart of Kennington. Having originally been run as a local public house, the property has until recently been run as an Equalities & Communities Hub under a Sui Generis Use Classification. Arranged over four floors with two access points, the ground floor still contains the original bar and characterful wooden floors with direct access to the rear gardens. There is an internal staircase to a basement, and upper floors of which provide informal office spaces with kitchen/break-out area, washroom and excellent levels of natural light throughout. This property offers excellent potential for those looking to invest in a mixed-use building in a sought-after area of London.

Guide Price: £750,000 SUBJECT TO CONTRACT. This property is offered for sale by auction, in partnership with SmartPropertyAuctions.co.uk. . Pre auction offers are welcomed; please contact our office for details. The purchaser will be required to pay a Buyer's Premium upon exchange of contracts. This premium is calculated as the higher of 1.5% of the purchase price or £5,000, inclusive of VAT, and is payable in all circumstances, including where the property is sold prior to the auction.

Location

Situated on Fitzalan Street, the property is located in a vibrant, high-density residential area. Directly opposite, you'll find Lambeth Walk Open Space Park and a Sports Complex, offering green space and recreational facilities. The property is well connected, with both Kennington and Elephant and Castle tube stations within a short 10-minute walk, providing easy access to central London.



Viewing & Further Information



Alex Ogilvie

07414281406

alex@meridiancp.co.uk



Adam Stackhouse

07889510036

adam@meridiancp.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/05/2026