

## Leisure For Sale

Offers in excess of £850,000

3,071 sq ft

**78 Fitzalan Street, Lambeth,  
London, SE11 6QU**

For Sale: Freehold Development  
Opportunity in SE11 - Competitive  
Guide at £293 p/sq/ft

- Traditional Victorian-style Former Public House.
- Prime Zone 1 location.
- Attractive Capital Value at just £276 p/sq/ft.
- Upper-floor ancillary space with separate access.
- Large Rear Terrace.
- Available immediately.



## 78 Fitzalan Street, Lambeth, London, SE11 6QU

### Summary

- Price: Offers in excess of £850,000
- EPC: C (60)

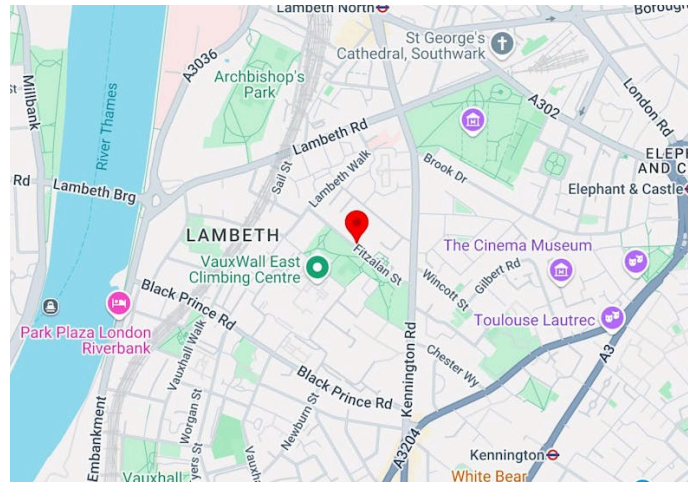
### Further information

- [View Microsite](#)

### Contact & Viewings

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### Description

This Victorian terrace property presents a unique opportunity for both commercial and Investment prospective from public house operators, nurseries, and the education sector.

The former Royal Oak represents a Freehold building in the heart of Kennington. Having originally been run as a local public house, the property is now serving as a local community asset. 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. 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: £850,000 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.



