

Former Camberwell Police Station, Camberwell Church Street **SE5**

Development opportunity.



Main building fronting Camberwell Church Street



The opportunity.

Former Camberwell Police Station, Camberwell Church Street SE5

The former Camberwell Police Station provides a development opportunity in the heart of Camberwell Town Centre, South East London.

- The site is well located within Camberwell town centre
- The site comprises two buildings; the former Camberwell Police Station which fronts Camberwell Church Street and a second building fronting the rear car park
- The buildings date back to circa 1897 and extend from one to three storeys in height. There is a rear car park with approximately 30 car parking spaces. The site can be accessed via Wren Street
- The property provides convenient access into Central London with train stations Denmark Hill, Peckham Rye, Loughborough Junction and Oval underground station within walking distance
- The existing accommodation extends to approximately 1,036 sq m (11,156 sq ft) GIA
- The site measures approximately 0.53 acres (0.21 hectares)
- The property is available with vacant possession
- Unconditional offers are being sought for the freehold interest

Camberwell is one of South East London's vibrant growing residential and creative hubs offering a wide selection of shops, restaurants and cafes.

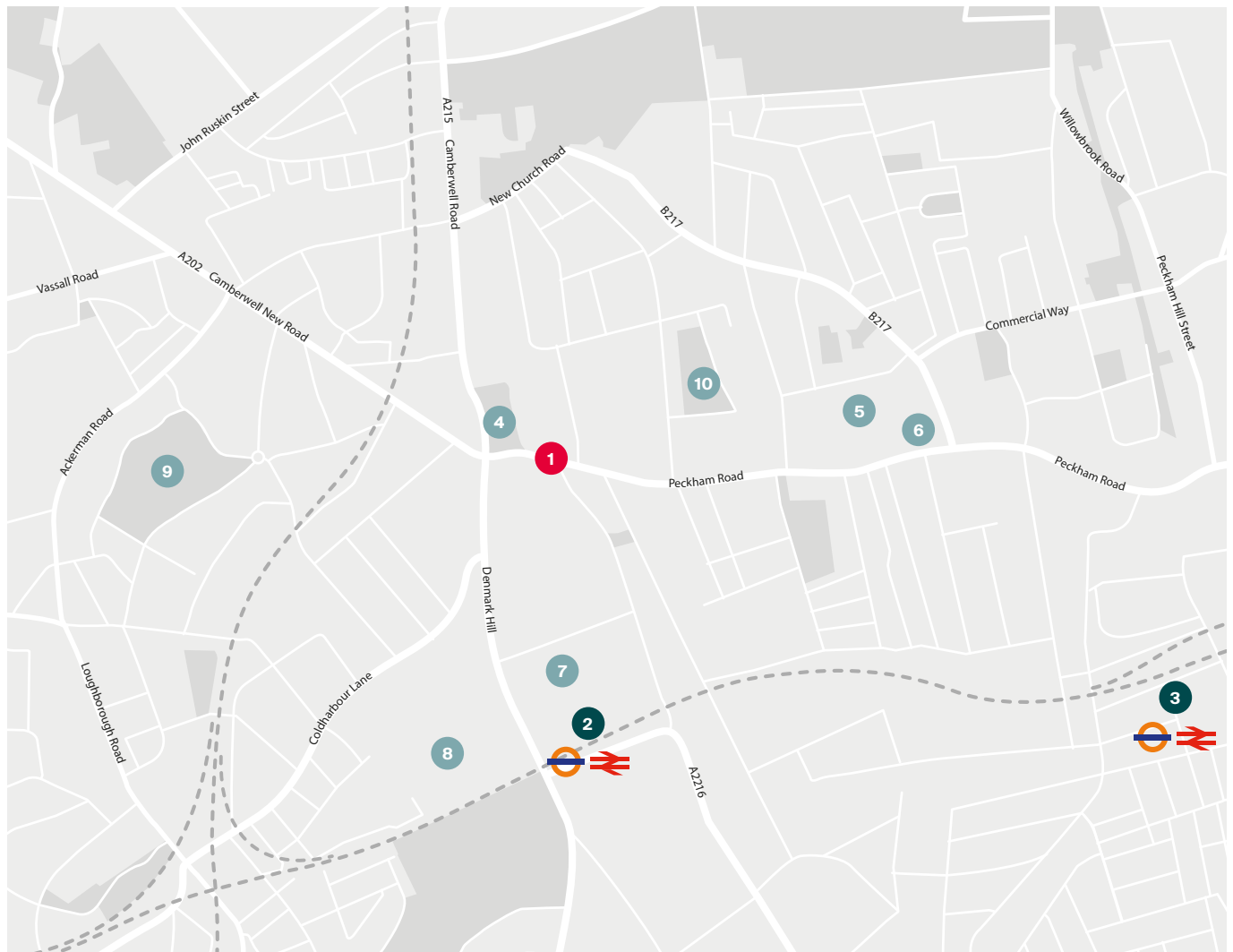
Local area

Camberwell is well known for its arts and culture with Camberwell College of Arts and the South London Gallery located within the town centre. The main retail and restaurant offering is located down Camberwell Church Street and Denmark Hill which is home to a mix of both independent and national occupiers.

Camberwell provides convenient access into Central London with train stations Denmark Hill, Peckham Rye, Loughborough Junction and Oval underground station within walking distance from the subject property. There is also a number of bus routes operating to and from Camberwell town centre from Central London. The property is located on

Camberwell Church Street (A202) which runs from New Cross Gate to London Victoria station.

Camberwell provides a good choice of open green spaces for its residents to enjoy, including Camberwell Green, Brunswick Park, Lucas Gardens and Burgess Park. Burgess Park is Southwark's largest park spanning across 56 hectares.



1 Former Camberwell Police Station (subject site)

2 Denmark Hill Train Station

3 Peckham Rye Train Station

4 Camberwell Green

5 University of the Arts

6 South London Gallery

7 Maudsley Hospital

8 King's College Hospital

9 Myatt's Fields Park

10 Brunswick Park

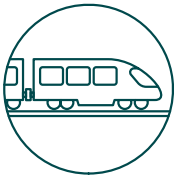
Connectivity

The former Camberwell Police Station is situated on Camberwell Church Street. It is less than a 10 minute walk to Denmark Hill train station and a 2 minute walk to Camberwell Green and the town centre, which benefits from a mix of high street retailers, restaurants and bars.



By tube from Oval

Clapham Common	5 mins
Bank	10 mins
Leicester Square	10 mins
Oxford Circus	15 mins
High Street Kensington	23 mins
Paddington	24 mins



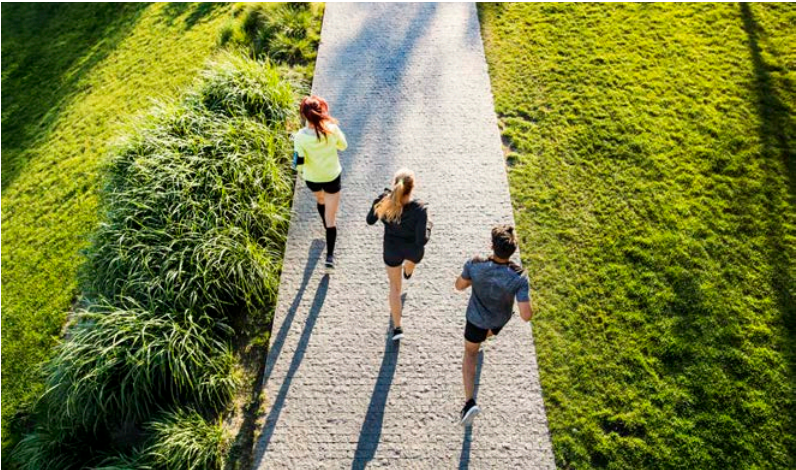
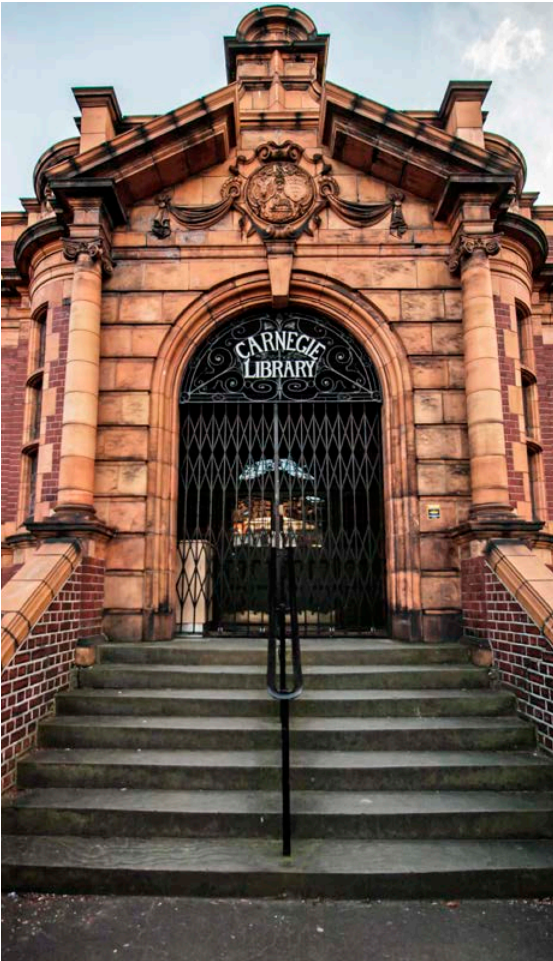
By rail from Denmark Hill

London Victoria	11 mins
Blackfriars	12 mins
Westminster	17 mins
London Waterloo	21 mins
Luton Airport	53 mins
Gatwick Airport	55 mins



By road

Waterloo	17 mins
Westminster	19 mins
London City Airport	24 mins
Clapham Junction	26 mins
City of London	28 mins



Development potential

The site is located in a built up residential area and would provide a good opportunity to create a new residential development in Camberwell.



Rear building



Southern elevation of main building



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Existing building

The properties were built in 1898 with frontage onto Camberwell Church Street and also access into the rear of the site via Wren Street. The site comprises two period brick buildings extending to three storeys in height. The former Camberwell Police Station fronts onto Camberwell Church Street. The rear police building fronts onto the car park providing circa 30 parking spaces. There are two small outbuildings used for storage.

Internally, the property is fitted out as a police station with locker rooms, kitchenette, interview suites, and cellular offices. The property is fitted out to a basic office specification internally with plastered and painted walls, a mix of timber parquet flooring and carpeted flooring, suspended ceilings and single glazed timber framed windows.

Areas

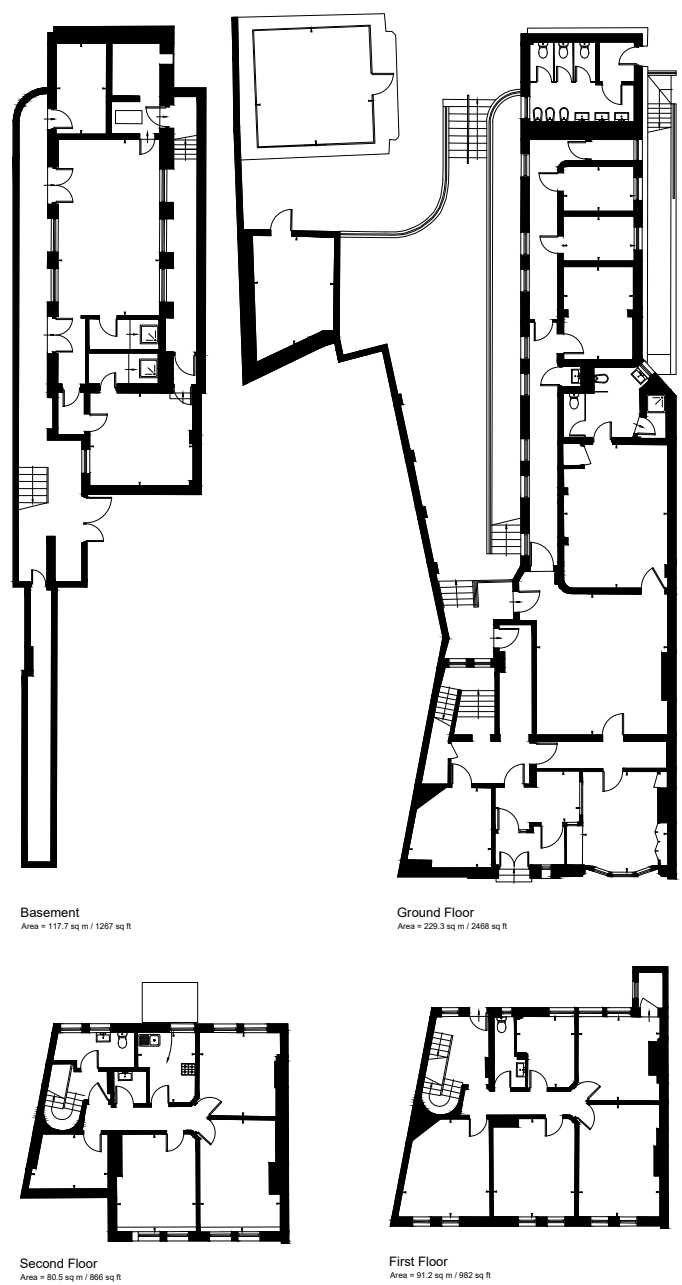
The total site measures approximately 0.53 acres (0.21 hectares).

Accommodation

Level	Building 1		Building 2	
	sq m	sq ft	sq m	sq ft
Basement	117.7	1267	116.4	1253
Ground	229.3	2468	173.7	1870
First	91.2	982	115.3	1241
Second	80.5	866	112.3	1209
Total	518.7	5583	517.7	5573
Total Floor Area		1036.4	11156	

Note: square metres rounded to one decimal places; square feet rounded to the nearest foot.

Floor plans building 1



Planning

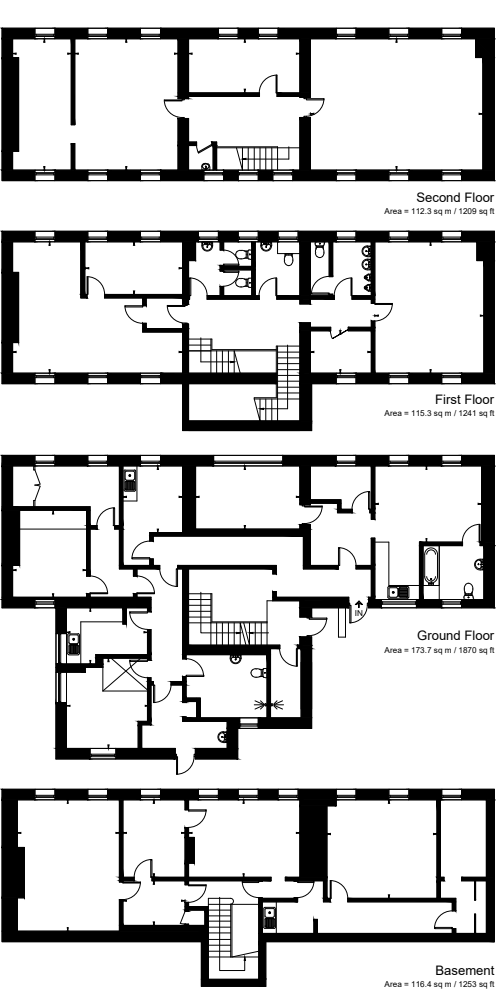
The nature of occupation demonstrates a lawful use falling within Sui Generis of the Use Classes Order 1987 (as amended).

Part of the property fronting Camberwell Church Street is Grade II listed. The site sits within Camberwell Green conservation area and Camberwell Archaeological Priority Area.

Legal title & tenure

The property is held freehold and is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Floor plans building 2



Inspection

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of sale

The property is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the site.

VAT

The property is not elected for VAT.

Forward sale clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact

Lisa Attenborough,
lisa.attenborough@knightfrank
+44 20 3909 6846

Other information

Please see the dedicated website for:

- Bidding procedure
- Technical reports
- Legal documents
- Planning report
- Existing building plans
- EPC

www.land.knightfrank.com/view/camberwellpolicestation

For full access to the website, you will be required to enter your company name and email address.

Contact us.

Please get in touch to discuss this opportunity.



Nick Alderman

+44 20 7861 5408

+44 7786 856 173

nick.alderman@knightfrank.com

Maddie Chelsom

+44 20 3761 3150

+44 7773 258 929

maddie.chelsom@knightfrank.com

Sarah Moran

+44 20 3866 7872

+44 7816 605 967

sarah.moran@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2020.

Photographs and videos dated April 2019.

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