



WATLING
REAL ESTATE

52-58 GREAT SUFFOLK STREET, SOUTHWARK, LONDON, SE1 0BL

Freehold Mixed-Use Investment For Sale

INVESTMENT HIGHLIGHTS

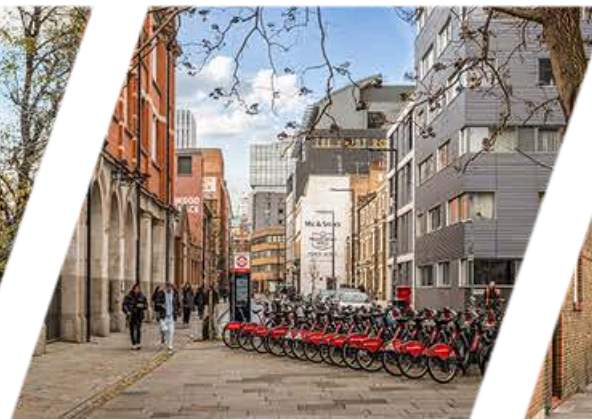
- ▶ Freehold mixed-use building
- ▶ Zone 1
- ▶ Total NSA: 6,455 sq. ft
- ▶ 7 fully-let residential apartments
- ▶ Vacant office space
- ▶ Gross Rental Income: £237,300pa



LOCATION

52–58 Great Suffolk Street occupies a prominent position within the dynamic and increasingly sought-after London Borough of Southwark, on the south side of the River Thames. The area has evolved into one of London's most vibrant commercial and cultural locations, characterised by a mix of modern offices, residential developments, and creative workspaces.

The property is situated just south of Southwark Street, within easy walking distance of Borough Market, Bankside, and the South Bank, offering an excellent range of cafés, bars, restaurants, and leisure amenities. Nearby landmarks include The Shard, Tate Modern, and London Bridge, all contributing to the area's strong appeal to both occupiers and residents.





DESCRIPTION

52–58 Great Suffolk Street comprises a modern mixed-use building providing seven self-contained residential apartments above a lower ground floor commercial unit, situated in the heart of Southwark.

The residential element is arranged over ground and upper floors and consists of one one-bedroom, five two-bedroom, and one three-bedroom apartments. Each has been finished to a high standard, featuring open-plan living areas, contemporary fitted kitchens, modern bathrooms, and good levels of natural light. Several apartments benefit from private balconies or terraces.

The commercial accommodation is located at lower ground floor level.

CONNECTIVITY



The property is well connected by public transport. Southwark, Borough and London Bridge Underground stations are all within a short walking distance, providing access to the Jubilee and Northern lines. London Bridge station is also served by National Rail services, offering fast connections across London and to key regional destinations.



Waterloo

5 mins

Borough Market

14 mins

Hyde Park

22 mins

St Paul's Cathedral

25 mins

Kings Cross

St Pancras

35 mins



Tower Hill

20 mins

Oxford Circus

23 mins

London Euston

24 mins

**London
Liverpool Street**

24 mins

London Marylebone

25 mins

ACCOMMODATION SCHEDULE

PROPERTY	ACCOMMODATION	SQ. FT
Commercial	Office	1,372
Flat 1	1 Bedroom	563
Flat 2	2 Bedroom	859
Flat 3	2 Bedroom	620
Flat 4	2 Bedroom	683
Flat 5	2 Bedroom	630
Flat 6	2 Bedroom	656
Flat 7	3 Bedroom	1,072

Floor areas have been taken from a previous valuation report. Interested parties should make their own enquiries.



TENANCY SCHEDULE

The flats are fully occupied and the commercial space is vacant.

Please see our data room for the tenancy schedule.

PLANNING

We have assumed that the property benefits from Planning Permission under use class both C3 and E, however buyers should make their own enquiries to satisfy themselves.

Planning permission was granted in 2011 for 'Demolition of existing buildings and redevelopment with a four storey (plus basement) to provide seven residential units (1 x one bed, 5 x two bed and 1 x 3 bed apartments) and 139sqm of office floorspace at basement level'. (11/AP/3600)



FURTHER INFORMATION

TENURE

TGL114640, TGL381924, SGL459034, SGL496461 (Freehold).

EPC

B-C

VAT

TBC

BUSINESS RATES

Rateable value of £24,250 in the 2026 rating list.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

DATA ROOM

[Click to access our data room.](#)



VIEWINGS

Strictly by appointment only via Watling Real Estate as Sole Agents.

SALE BY JOINT ADMINISTRATORS

The property is offer for sale on behalf of Hina Patel and Oliver Haunch, the Joint Administrators of Zaria Properties Limited. The Joint Administrators offer no title or collateral warranties associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.

ANTI-MONEY LAUNDERING

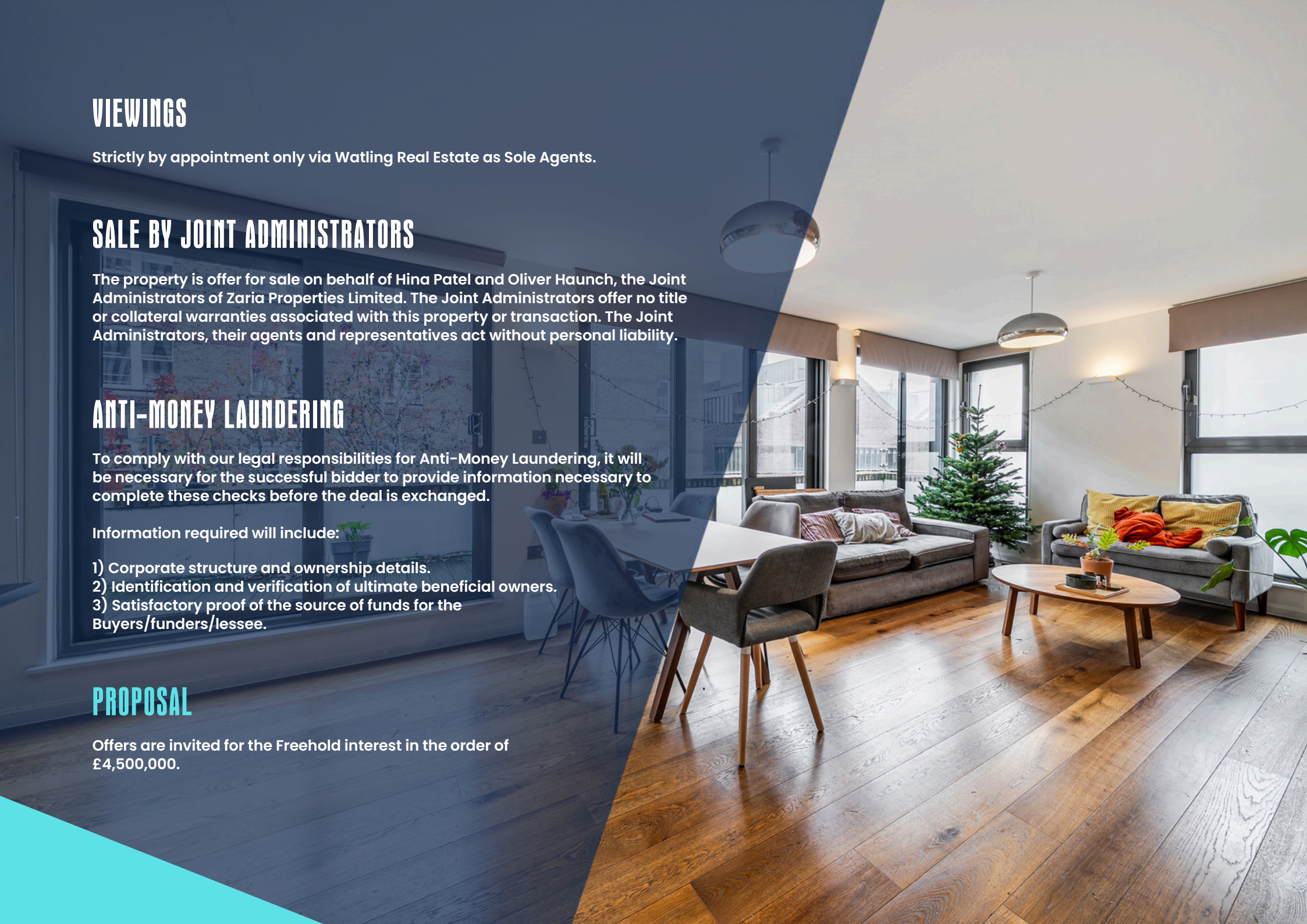
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

PROPOSAL

Offers are invited for the Freehold interest in the order of £4,500,000.



CONTACTS

JAMIE LAMOND

T: +44 (0) 7903 056 581

jamie.lamond@watling.com

AGNES JONES

T: +44 (0) 7548 320 521

agnes.jones@watling.com

WATLING
REAL ESTATE

January 2026
Subject to Contract
Property Reference: 223130

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