

FOR SALE

MIXED-USE FREEHOLD LEISURE PROPERTY

Tel: 07885 912 982



90-92 TRAFALGAR ROAD,
GREENWICH, LONDON SE10 9UW
APPROX.6,000 SQ FT (557.4 SQM)

FREEHOLD OFFERED AT £1,700,000.00
DEVELOPMENT POTENTIAL STPP

















90-92 TRAFALGAR ROAD, LONDON SE10 9UW.

LOCATION

The subject property is situated on Trafalgar Road (A206) in the borough of Greenwich, South East London, approximately 5.7 miles South East of Central London, whilst also benefitting from being located moments away from Greenwich Park, and the centre of Greenwich.

The immediate area of Trafalgar Road is occupied by a wide variety of multiple national occupiers and retailers, as well as a strong presence of independent retailers and leisure operators.

Trafalgar Road is well served by transport links via road, rail and bus, along with ferry transport and the Greenwich foot tunnel, linking Greenwich to Canary Wharf. The A2 is located only 1 mile away providing fast connections to the M25 & M2 both of which are accessible in under 30 minutes, as well as various local bus services into Central London, and the local neighbourhood.

The property is within close proximity of several railway and tube stations, including, Greenwich (DLR), North Greenwich (Jubilee) & Maze Hill National Rail Station, providing access to London & the wider UK transport networks. Including connections into Cannon Street (16 minutes), Waterloo (11 minutes), London Bridge (11 minutes), London City Airport (29 minutes).

DESCRIPTION

The property forms part of a terrace of properties, with a variety of uses from retail space, to residential and leisure uses, and has been operating as a Public House.

Arranged over 3 floors providing approximately 6,000 sq.ft of space in total, the property benefits from a prominent frontage and 2 entrances onto Trafalgar Road. Internally the property is set out as a ground floor public house, divided into a public bar and restaurant. Also located on the ground floor are customer WC and kitchen facilities. Whilst the basement forms a cellar and storage space.

The first floor provides residential accommodation, set out as seven bedrooms that are currently let out on short term agreements. All of which are accessed via a separate entrance from Trafalgar Road.

There is also the potential for re-development to other uses subject to planning and the necessary consents.

ACCOMMODATION

The property provides the following approximate floor areas:

SIZE

Basement	1,491 sq ft	(138.6 sqm)
Ground Floor	2,999 sq ft	(278.6 sqm)
First Floor	1,510 sq ft	(140.3 sqm)
Total	6,000 sq ft	(557.5 sqm)

PRICE

Offers in the region of £1,700,000 for the freehold Interest.

TENURE

Available by way of a Freehold purchase with vacant possession.

BUSINESS RATES

Rateable Value:	£22,250
Estimated Rates Payable 21/22:	£11,103 per annum

USE

Use Class Sui Generis permitted (previously A4). Other uses may be permitted subject to planning permission.

Full plans available upon request.

EPC

EPC Rating C (61).

VAT

The purchase price is exclusive of any VAT.

LEGAL COSTS

Each party to cover their own legal costs.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents.

CONTACT

Through Joint Agents:

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