



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**156 Lower Road,
Surrey Quays SE16 2UG**

**COMMERCIAL FREEHOLD FOR SALE
(BENEFITS FROM DEVELOPMENT POTENTIAL)**

Summary

- Freehold commercial building for sale
- Property is laid out over **three floors (lower ground, ground & first)** and extends **752sqft** in total
- Well located on **Lower Road**, which is just 2-minutes walk from **Surrey Quays Station (overground)**
- Potential to **extend building both at rear and upward (STPP)**
- Likely to interest **commercial occupiers and investors with potential to convert upper parts to residential**
- Guiding **£350,000** for the **freehold interest**, being sold with vacant possession

Description

Subject commercial building is laid out over **3-storeys (lower ground, ground & first)** and extends **752sqft**.

Site benefits from a **rear yard**, accessible from the front of the building. There is also a **flat roof**, offering **potential to extend upwards** in line with neighbouring development (**STPP**).

The property is **currently occupied by Medivets (veterinary practice)** who will be **vacating in October this year**.

We understand the building now benefits from **Class-E use**, with the entire building being used for **commercial purposes (as vets)**.

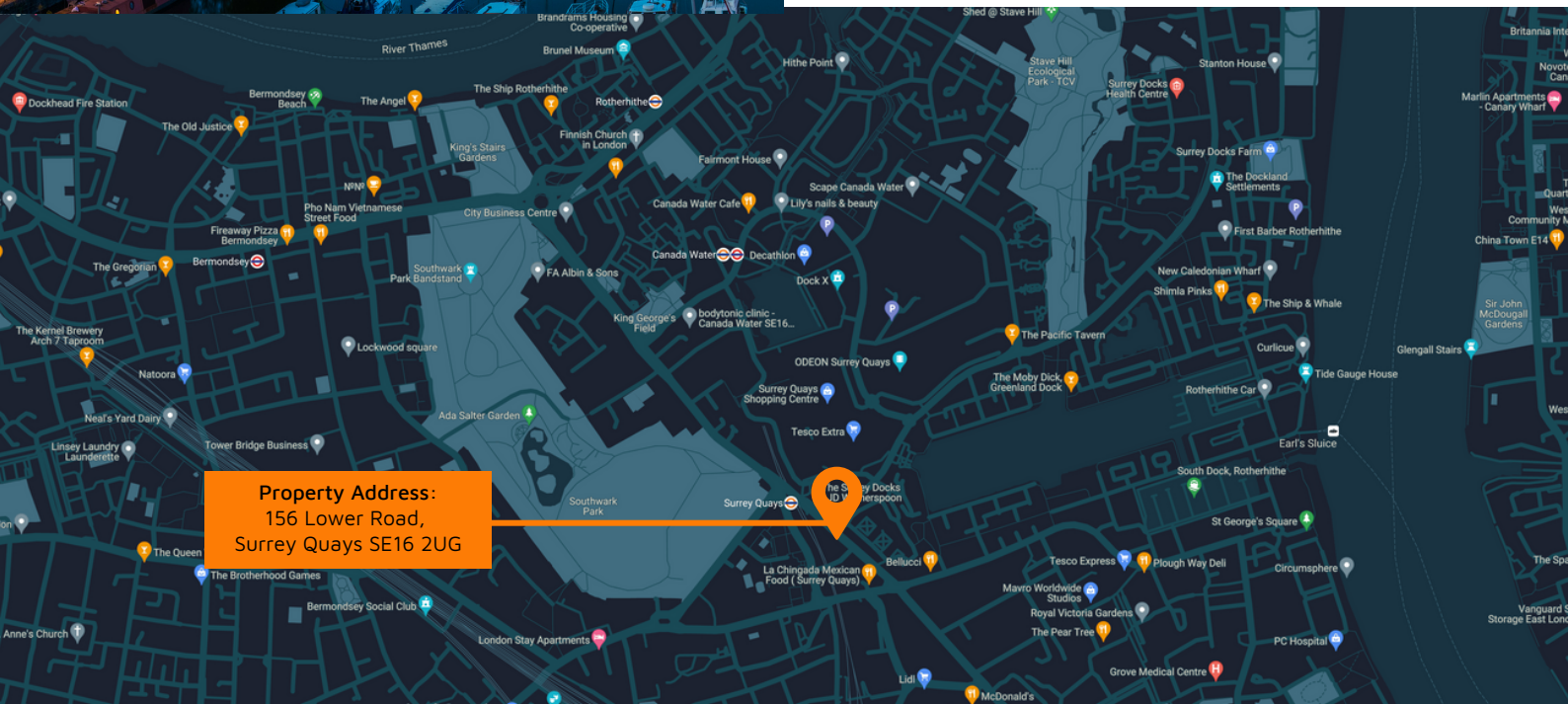


Location

The property is located on Lower Road (A200), which directly connects **Rotherhithe** and **Deptford**.

Site is positioned along a bustling parade that in effect acts as **Surrey Quays main thoroughfare**, with a range of occupiers including **restaurants, estate agents and convenience stores**.

Lower Road also provides direct access to **Surrey Quays station (London overground services)**, which is just **2-minutes walk** from the property.



Planning

The building will not benefit from automatic PD rights to extend due to there being an Article 4 Direction in place.

Local policy would support conversion of the upper parts to residential (STPP).

There is an opportunity for a rear 1st floor extension, with precedent being set for this by adjacent developments.

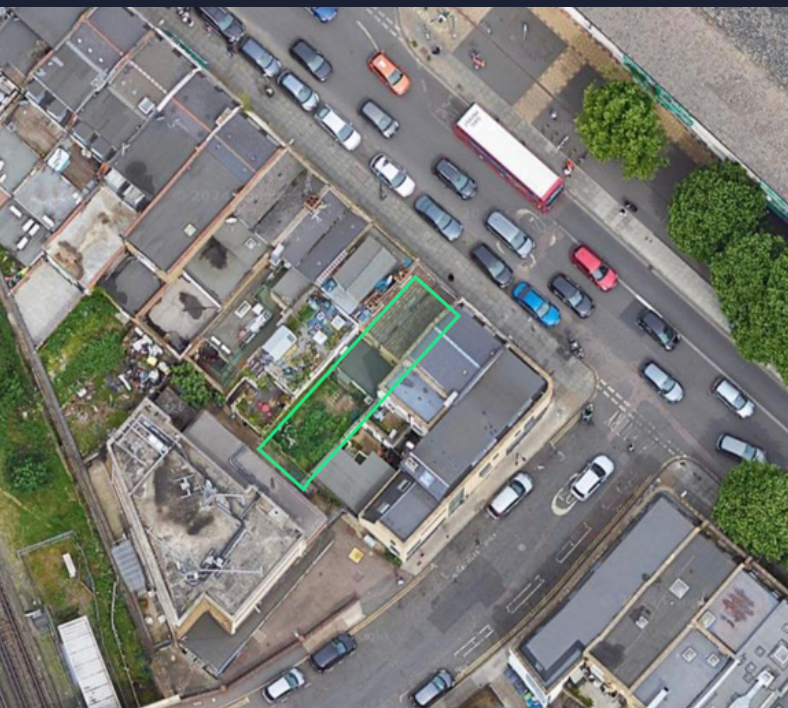
Purchasers should seek their own independent planning advice.

Business Rates

From the VOA we would estimate rates payable to be £6,738pax. We would recommend interested parties make their own enquiries with Southwark Council for exact figures.

Terms

Guiding £350,000 for the freehold interest, being sold with vacant possession.



CONTACT US



-  Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP
-  +44 (0) 207 125 0377
-  info@henshallandpartners.co.uk
-  www.henshallandpartners.co.uk
-  [@henshallandpartners](https://www.instagram.com/henshallandpartners)

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