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.**

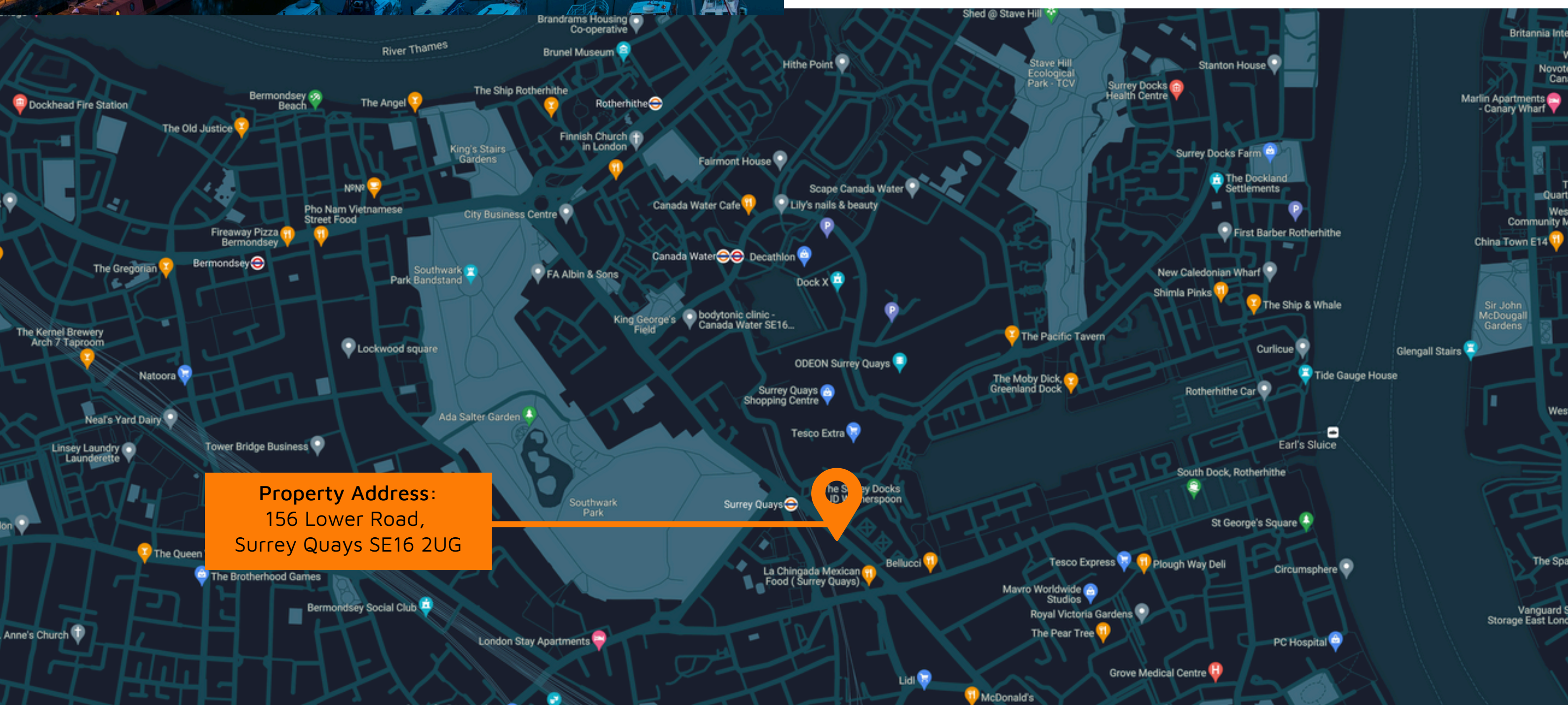
We understand the building now benefits from **Class-E use**, with the entire building being used for **commercial purposes (as vets)**.

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.

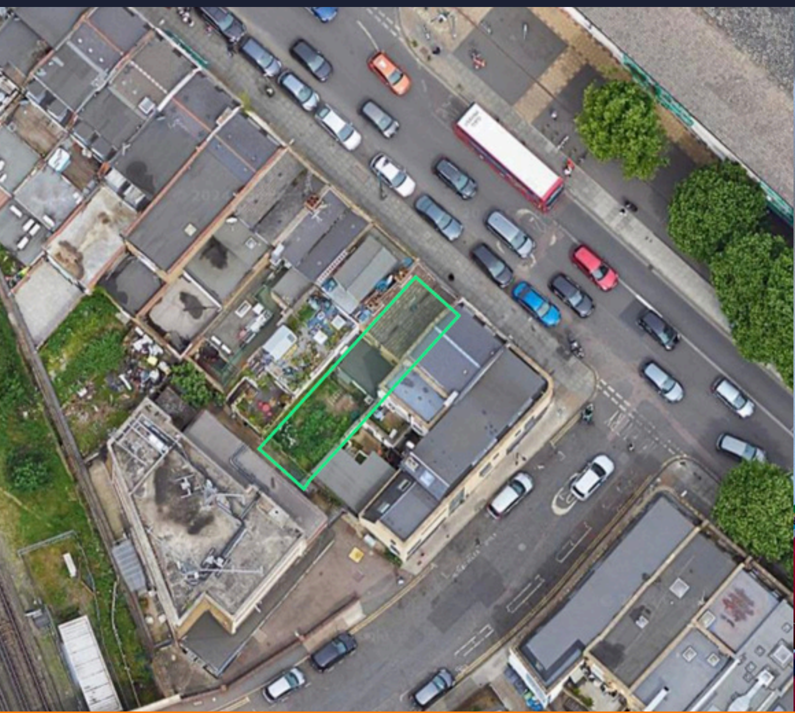
Purchasers should **seek their own independent planning advice.**

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

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