



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**480-506 Larkshall Road,
Highams Park E4 9HH**

FREEHOLD BUILDINGS & SITE FOR SALE - ADJACENT TO HIGHAMS PARK STATION



Indicative Co-Living ground floor plan



Existing Buildings / Site

- **Four self-contained office buildings (Class-E)**
- **19,967sqft (GIA)**, with a **large rear car park (c.43-spaces)**
- Producing **£372,257pax (£18.64psf)** from **short lease agreements**
- **ERV of £420,000pax (£21psf)**, with potential to **extend vertically**
- Suitable for **retail occupiers**, including **gyms, churches and nurseries**
- Total **site area** measures **0.68 acres (0.28 ha)**

Alternative Uses

- We understand the site is **not subject to an Article 4 Direction**
- Therefore **may be suitable** for **permitted development**
- **Historic consent** permitted **conversion to 42 x residential units**
- Potential for **co-living scheme** of up to **206-studio units (STPP)**

New Build Scheme

- For **68 x apartments (100% private)** & **three commercial units**
- Planning **consent granted at appeal (Waltham Forest)**
- **S 96A NMA approved** for **second staircase** within Block B
- **52,339sqft** of **NSA**
- **Appeal reference: APP/U5930/W/22/3304178**

WALTHAMSTOW CENTRAL STATION



TOTTENHAM HALE STATION



HIGHAMS PARK STATION



Location

Larkshall Road is located in **Highams Park (Zone-4)** in between **Walthamstow**, **Tottenham**, and **Woodford**; located in the **borough of Waltham Forest**.

Prominent **town centre site**, with fast transport connections. This includes connectivity via **numerous bus routes** and **Highams Park train station** directly adjoining to the rear.

London Overground services are available here with **direct trains to London Liverpool Street** in **just 21-minutes**.

Terms

Guide price - £5,000,000 (low capital value of £250psf on GIA & 7.4% gross yield on the existing income).

Site being sold with the **benefit of the existing leases, income and planning permissions**.

Dedicated data room access available on request.

Henshall & Partners are appointed as **joint selling agents**, alongside **Savills Land Team**.

CONTACT US



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