

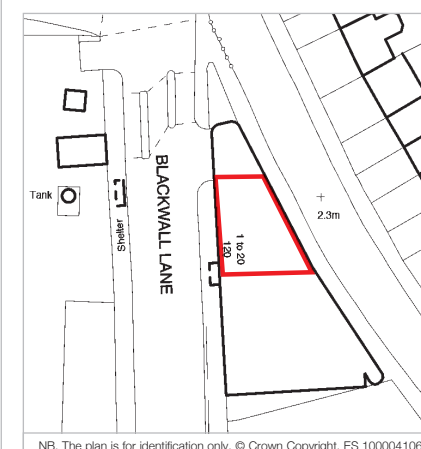
London SE10

120 Blackwall Lane, North Greenwich SE10 OSP

- A Leasehold Ground Floor Retail Unit extending (NIA) to Approximately 213.7 sq m (2,300 sq ft)

- Planning Permission for Conversion of Existing Unit to provide 1 x One Bedroom Flat with Garden and 2 x Two Bedroom Flats with Gardens

Vacant Possession



To View

The property will be open for viewing every Monday between 2.45 – 3.15 p.m. and Thursday between 3.00 – 3.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Ezran Law (Ref: J Zeckler Esq).
Tel: 0203 114 2158.
Email: info@ezranlaw.co.uk

**VACANT – Leasehold Retail Unit
with Planning**



Tenure

Leasehold. The property is to be held on a new lease for a term of 250 years from 25th December 2016 at an initial ground rent of £300 per annum.

Location

The property is located on the east side of Blackwall Lane, to the north of its junction with Tunnel Avenue. Local shops and amenities are available to the east on Commercial Way, with more extensive shops and services being accessible to the south-west on Trafalgar Road and in central Greenwich. London Underground Services run from North Greenwich Station (Jubilee Line) which is 0.7 miles to the north-west and rail services run from Maze Hill Station 0.8 miles to the south-west. The open spaces of Greenwich Peninsula Ecology Park are to the north-east. The O2 Arena is 1.0 miles to the north-west providing a wide range of entertainment and the Millennium Leisure Park is also close by.

Description

The property comprises a ground floor retail unit extending (NIA) to approximately 213.7 sq m (2,300 sq ft) situated within a purpose built building arranged over ground and three upper floors.

Accommodation

The below measurements were provided by the Vendor. We are informed the property provides:

Retail Unit extending (NIA) to Approximately 213.7 sq m (2,300 sq ft)

Planning

Local Planning Authority: Royal Borough of Greenwich.

Tel: 0208 854 8888.

Website Address: www.royalgreenwich.gov.uk

The property benefits from planning permission (Ref: 16/1500/F) for 'Change of use of ground floor commercial/retail space (Class B1/A1) to provide three apartments (1 x one bedroom, 2 x two bedroom)'.

A schedule of the proposed accommodation is set out below.

Apartment	Accommodation
1 (GIA – 53 sq m / 570.5 sq ft)	Bedroom, Open Plan Kitchen/Diner, Bathroom, Garden
2 (GIA – 76 sq m / 818 sq ft)	Two Bedrooms, Open Plan Kitchen/Diner, Bathroom, Garden
3 (GIA – 85 sq m / 915 sq ft)	Two Bedrooms, Open Plan Kitchen/Diner, Bathroom, Garden

NB. The property is accessed from the rear of the building.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.