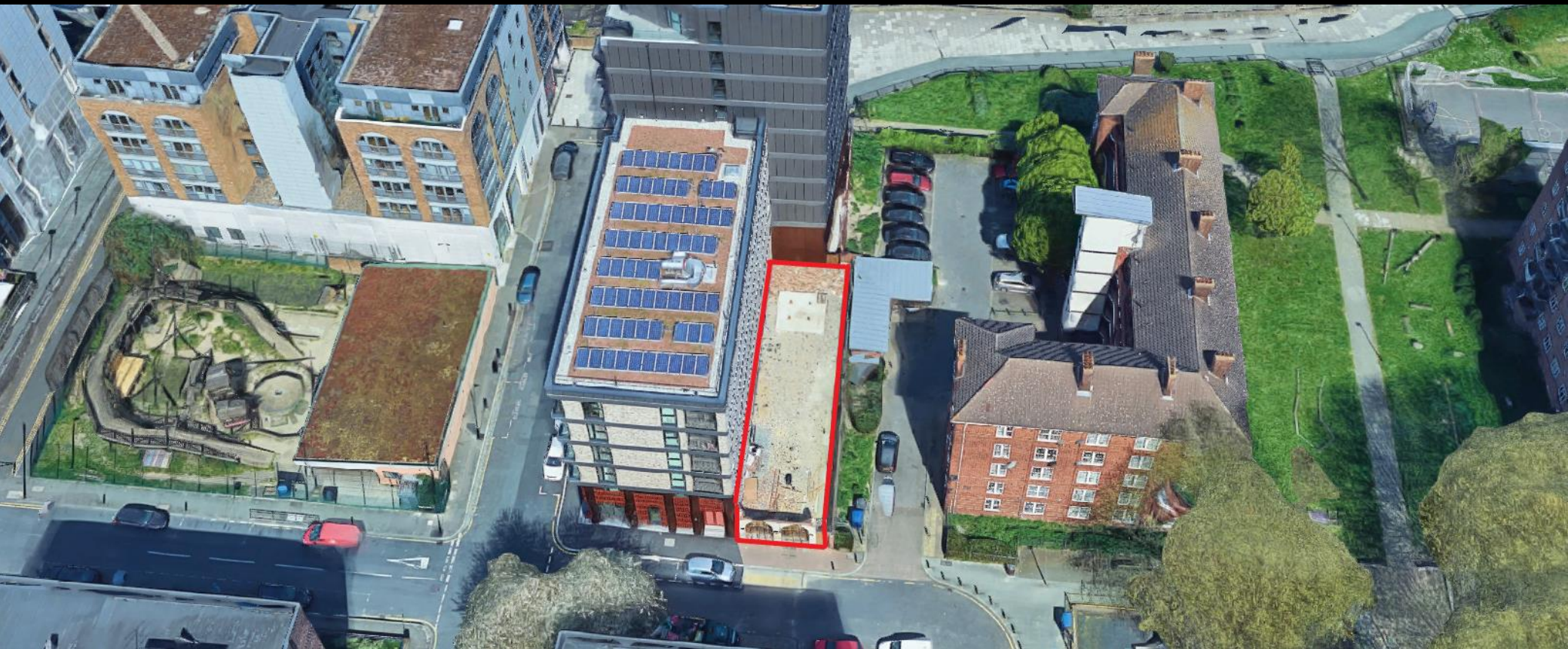


DEVELOPMENT FOR SALE
62 Thames Street, London, SE10 9BX
Consented South East London Development Opportunity



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New Homes



Land
Agency



Commercial
Agency



Chartered
Surveyors

The Opportunity

- **Mixed use Development/Investment opportunity**
- **Planning permission granted to develop a 9 unit residential led scheme**
- **Excellent riverside location in Greenwich**
- **GDV in the region of £7.215m**
- **Offers invited in excess of £2.75m**
- **Site Demolished and available with vacant possession**
- **Freehold for Sale**

Description

The site was previously a bar/nightclub (A4 use) and is now vacant having already been demolished. The site has planning permission to create a new commercial unit and 9 residential unit arranged over 5 floors.

Location

The site is located on Thames Street, a short distance from the junction with Horseferry Place. The site is located very close to the River Thames as well as benefitting from locals shops and amenities of Cutty Sark, Greenwich Naval College and The Cutty Sark.

The site also benefits from good transport links and is located 0.2 miles from Cutty Sark station offering access into central London via the DLR. Greenwich Maritime Rail station is also 0.6m away and offers a wider variety of services. In addition to this there are numerous bus routes in the area connecting to more surrounding areas.

Planning Consent

14/1636/F - 'Demolition of existing building and construction of a 6-storey block over basement providing A3 (Restaurant)/A4 (Pub/Bar) and 9 flats. (Further Consultation) | Old Loyal Britons, 62 Thames Street, Greenwich, London, SE10 9BX'

Demolition and Conditions

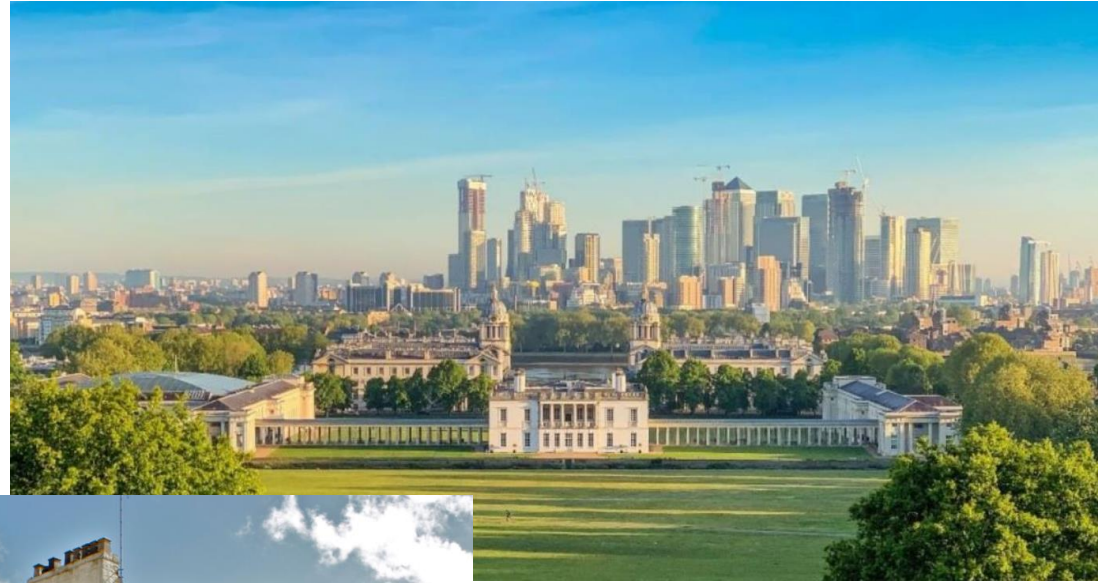
The site is cleared having already been demolished. In line with this the majority of the pre commencement conditions have also been discharged, planning permission enacted and CIL paid. As a result the sign has been granted a certificate of lawfulness to preserve the planning permission.

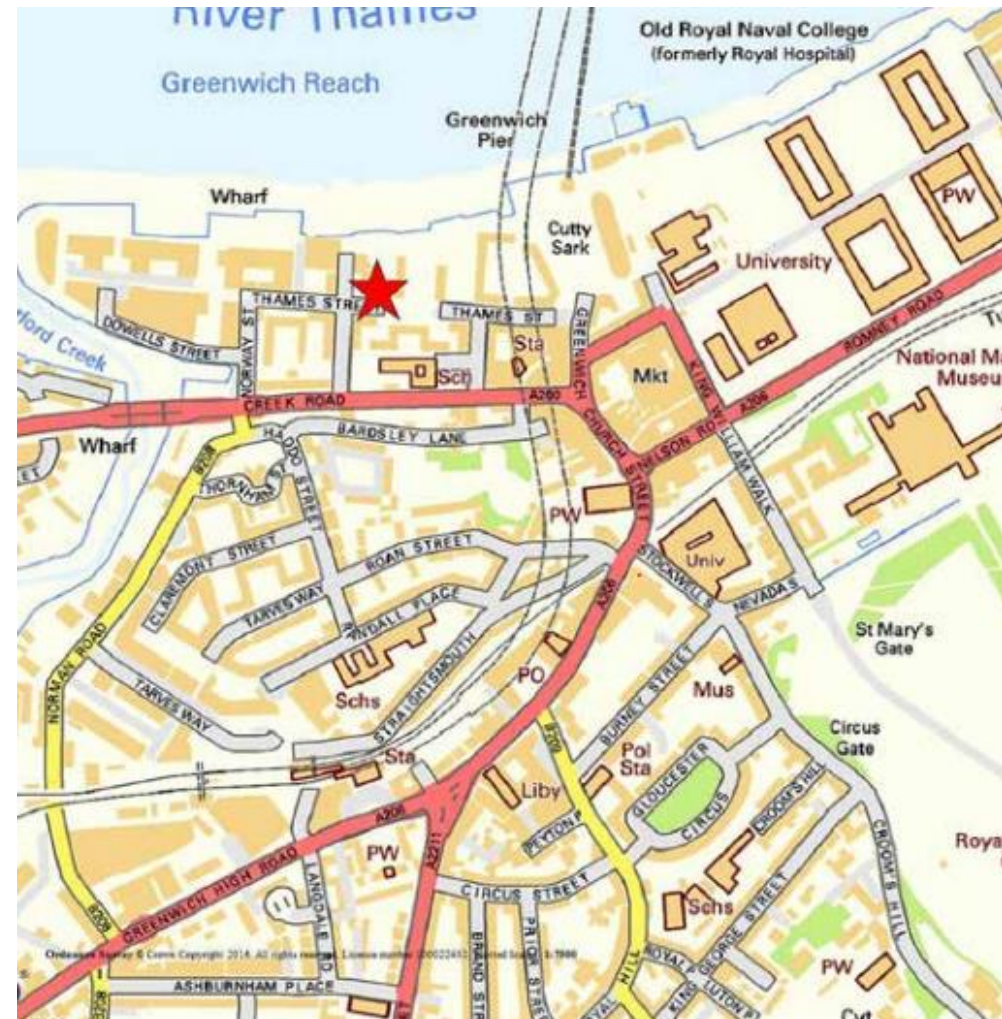
Accommodation Schedule

No.	Floor	Bedrooms	SqM	SqFt
1	1	2	66.8	719
2	1	3	88.4	952
3	2	2	67.1	722
4	2	3	88.4	952
5	3	2	67.2	723
6	3	2	88.4	952
7	4	2	66.9	720
8	4	2	88.4	952
9	5	3	140	1,507
Commercial	G/LG	N/A	256.8	2,764

Cutty Sark

Located in the affluent Royal Borough of Greenwich, Cutty Sark offers a fantastic location for development and future purchasers. Home to the historic British clipper ship, Cutty Sark boasts an array of shops, pubs, cafes and amenities and is a very sought after area of South East London. The location is also home to the National Maritime Museum, ever popular Greenwich Market and also lies on the doorstep of the beautiful Greenwich Park.





The Site



Price

Offers in excess of £2,750,000 for the freehold interest

GDV

Circa £7,215,000

Approved Planning Permission

Greenwich – 14/1636/F

Tenure

The Site is available for freehold purchase.

Legal Fees

Each Party will be responsible to bare their own legal and associated costs.

VAT

We understand that the property is not elected for VAT.

S106

It is believed that there is no s106 liability.

CIL

We understand that the CIL has been paid.

Full Details

Further details available upon request including;

- Proposed and Existing floor plans
- Suggested GDV and supporting comparable evidence.

Access

The site can be viewed from Thames Street however Please contact Robbie to arrange access.

Bid Deadline

12pm on Thursday 29th July 2021

All offers should be submitted in writing alongside proof of funds

Misrepresentation Act

Pedder Commercial provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or a contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Pedder.