LOT 31

33/37 (odd) Hare Street, Woolwich, London SE18 6NE

Reserve Below £500,000

UNDER £30 PSF FREEHOLD

BY ORDER OF POWIS STREET ESTATES

6 WEEK COMPLETION



SITUATION

Located in the busy Town Centre of Woolwich which is a fast improving south east London suburb undergoing continuous regeneration and development with a population of over 225,000. The property lies 3 miles north east of Greenwich, 1 mile from City Airport and close to the Excel Centre, 02 Arena and Canary Wharf.

Nearby multiple traders include **Primark**, **Scope**, **British Heart Foundation**, **Boots**, **Subway**, **Peacocks** and **Argos** and amongst many others a new 32,000 sq. ft. **TK Maxx** is currently under construction only a few doors away.

Woolwich Arsenal Station (Crossrail) is within easy walking distance and the nearby Woolwich Ferry and Blackwall Tunnel give easy access to the north of the river and the A2 and motorway network.

PROPERTY

An attractive early Edwardian mid terraced building arranged over **Ground, Basement and 2 Upper Floors** with **period balcony features**.

The property benefits from rear vehicular access from Mortgramit Square providing loading and parking facilities.

Vacant 17,842 sq ft Period Building

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

ACCOMMODATION*

Total Area	Approx	17,842 sq ft
Second Floor Area	Approx	2,968 sq ft
First Floor Area	Approx	3,829 sq ft
Basement Area	Approx	5,415 sq ft
Area Approx		5,630 sq ft
Gross Frontage		63'0"
Ground Floor		

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PLANNING

The Woolwich Town Centre Masterplan

The Masterplan aims to repair the erosion of the areas historic and townscape character and enhance the architectural heritage. Woolwich Town Centre will be revitalised through an enhanced retail offering and a wider range of uses with improved frontages and major development sites.

Notably, a nearby mixed-use development on Love Lane is under construction to provide a 12,200 sq. ft. Tesco store and a total of 960 homes (currently quoting £400psf) over a 4 phase development. Residential marketing details are available through Savills.

A former Grade II* Listed building has recently been converted to provide a 120 bedroom Travelodge hotel.





Note 1: Plans have been prepared for conversion of the building into a Ground Floor retail unit plus 10 x 2 room Maisonettes on First/Second Floors and 2 x 3 Room Flats on proposed Third Floor addition. Plans are available from Auctioneers on request.

Note 2: Due to the removal of asbestos by specialist contractors at the vendor's expense there will not be any viewings internally until 15th October.

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



JOINT AUCTIONEERSCradick Retail, Market House, 45-47 The Pantiles,
Tunbridge Wells, Kent TN2 5TE
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VENDOR'S SOLICITORS

Wallace LLP - Tel: 020 7636 4422 Ref: Ms Jackie Boot - Email: jackie.boot@wallace.co.uk