



## RETAIL & RESIDENTIAL DEVELOPMENT OPPORTUNITY

### 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, O2 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 Mortgratit 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\*

#### Ground Floor

Gross Frontage 63'0"  
Area Approx 5,630 sq ft

**Basement Area** Approx 5,415 sq ft

**First Floor Area** Approx 3,829 sq ft

**Second Floor Area** Approx 2,968 sq ft

**Total Area** **Approx 17,842 sq ft**

\*The property has not been inspected internally by Barnett Ross at the time of printing.

### 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.



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