

6 WEEK COMPLETION



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SITUATION

Located in a sought after secluded Conservation Area just off Trafalgar Road within close proximity of Greenwich Park and Greenwich Town Centre. The property benefits from good road links via the A206 and the A102 to the Blackwall Tunnel.

PROPERTY

Accessed through a pair of locally listed metal gates through a 10 ft wide arch into an **L-Shaped Site** on which there is a partly constructed breeze block workshop to the rear.

ACCOMMODATION

Workshop (eaves height approx 16'0")		
Ground Floor	Approx	565 sq ft
Mezzanine Floor	Approx	218 sq ft
Total Area	Approx	783 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There is a right of way over the hatched area shown on the plan.

Note 2: We are informed there was originally a similar sized old car repair workshop (with pits) on the site. It is understood that no planning consent exists for replacement.

Note 3: It is possible that the Local Authority (London Borough of Greenwich) would consider an application for a residential unit.

Note 4: According to Rightmove.co.uk, No. 77 Old Woolwich Road (a terraced 5 bed house) sold for £850,000 in August 2012.



Vacant Site

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

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts