



FOR SALE

31-33 Woolwich Road  
Greenwich  
London  
SE10 0RA

For Sale Freehold/Mixed Use  
Investment







## Location

The subject premises are located on the Northern side of Woolwich Road, between its junctions with Hatcliffe Street and Commercial Place and has easy access to the Blackwall Tunnel, via the nearby Blackwall Lane and Blackwall tunnel approach.

This is a good secondary retail location, on a busy main thoroughfare, with a high density of surrounding residential premises.

## Description

The premises form a terraced 3 storey building, comprising two interconnected retail units, trading as a Chinese restaurant for a number of years and fitted out as you would expect with rear kitchen area, W.Cs, tiled floors and air conditioning.

The self contained residential upper parts comprise 3 one bed flats (with a 4th having been sold off on a long lease).

Planning was granted, but subsequently lapsed, to add a further flat on the roof and it is considered that there may be scope to extend to the rear, subject to the usual planning permissions and building regs.

## Accommodation

The premises afford the following approximate Net Internal Areas (NIA):

Retail area	124sqm	1335sq ft
Kitchen	7.55sqm	188sq ft
Prep area	7.22sqm	185sq ft
3x W.Cs		

Flat 1,2 and 4 all comprising 1 bed flats.

## Tenancy Schedule

Ground floor retail £43,000pax on a 20 year lease from 2019 with 4 yearly rent reviews.

### 1st floor

Flat 1	£13,800 (currently on an SPT)
Flat 2	£16,200 (AST to 9/10/25)

### 2nd floor

Flat 3	Sold off on 125 year lease from Nov 2014 paying £250 pa ground rent
Flat 4	£14,400 (AST to 27/8/25)





### Price

£1,100,000

### Tenure

Freehold, subject to the leases in place and flat 3 having been sold off on a long leasehold interest.

### Agents Note

**The owner of flat 3 has confirmed that they would consider selling by a separate agreement.**

### Business Rates

The property is currently on the 2023 rating list with a rateable value of £17,000. However, interested parties should make their own enquiries of the local authority.

### VAT

VAT will not be applicable.

### EPC

The retail property has an EPC rating of B (29).

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Viewings

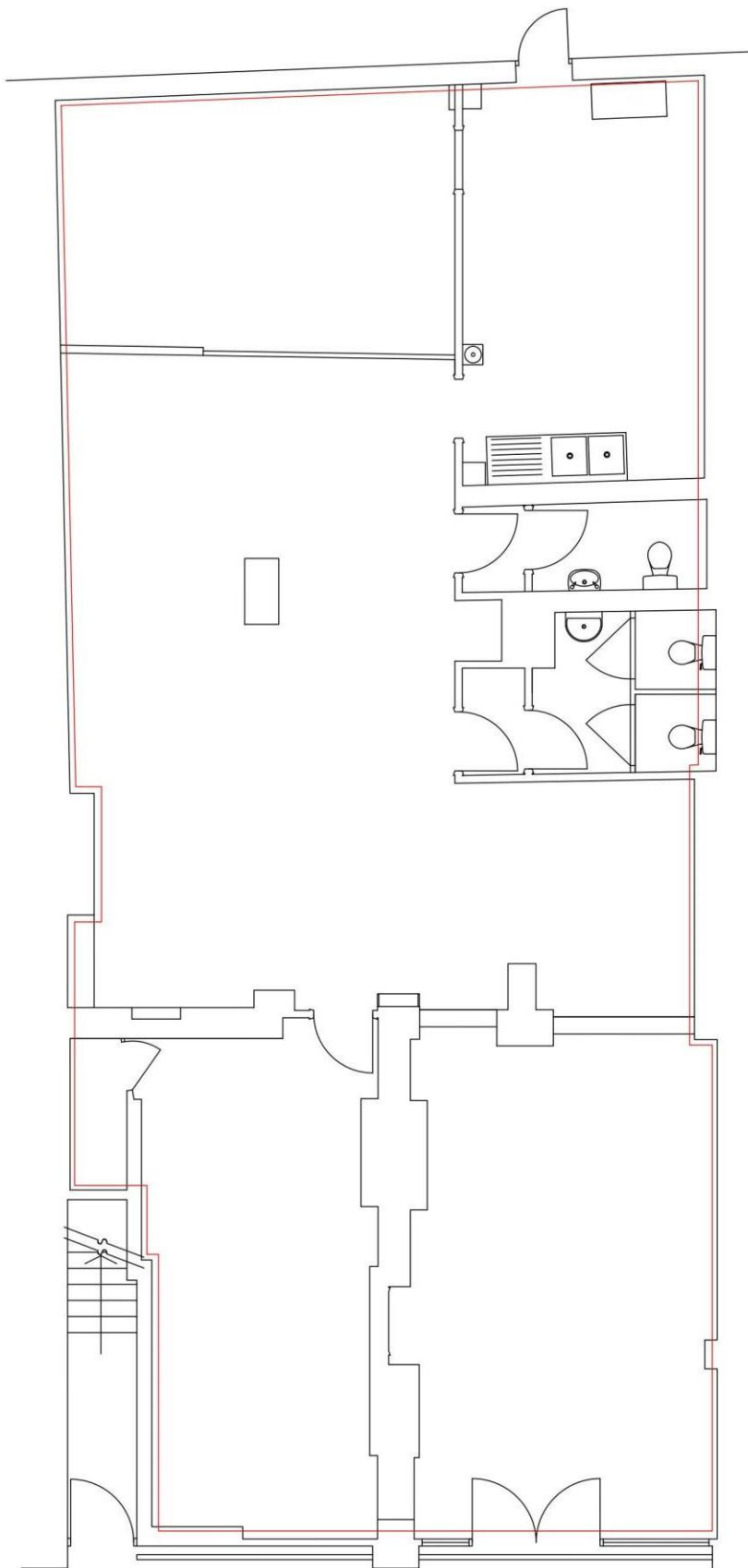
Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

### Ben Lewis

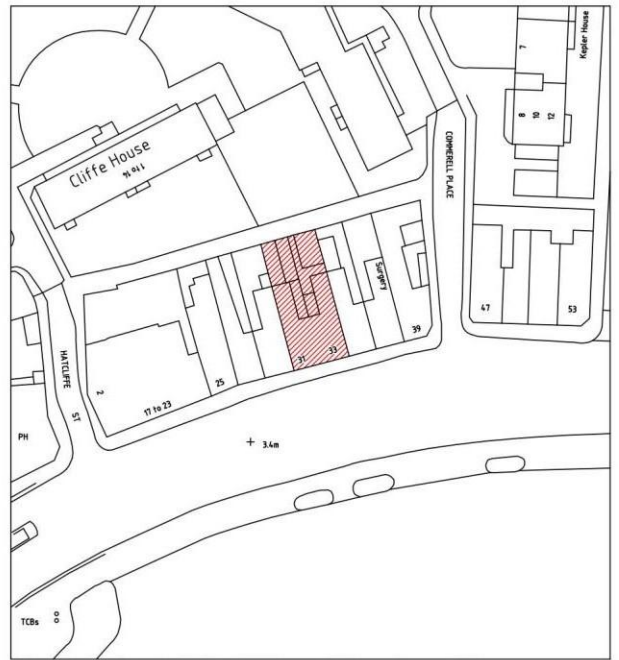
[b.lewis@hindwoods.co.uk](mailto:b.lewis@hindwoods.co.uk)

CG6263





GROUND FLOOR PLAN



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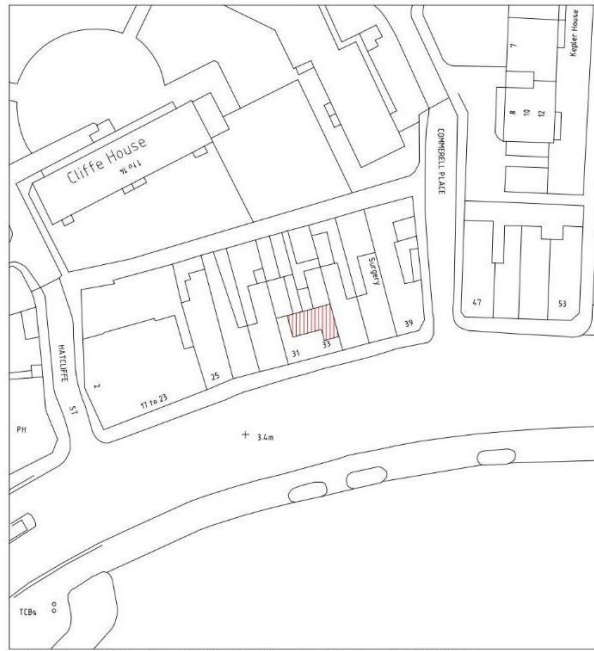
Site Plan 1:1250



LEASE PLAN  
31-33 Woolwich Road  
London  
SE10 0RA  
Plan 1:100

Date:28/05/13

**cnd**  
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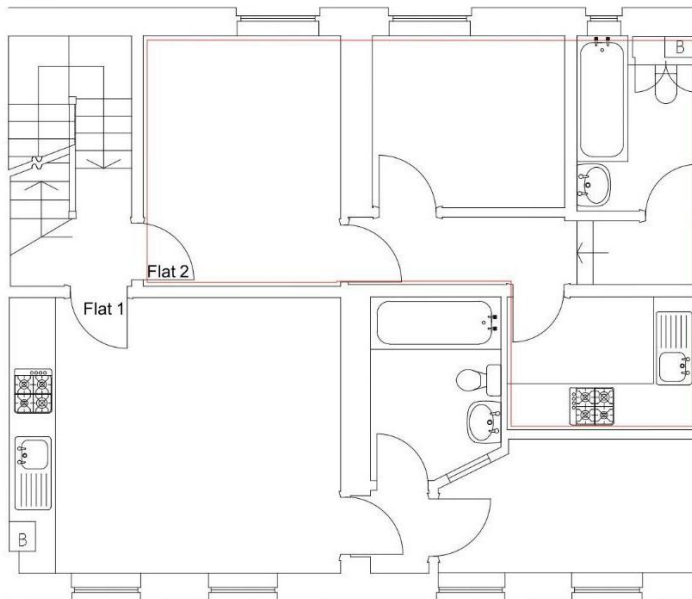


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Site Plan 1:1250



GROUND FLOOR PLAN



FIRST FLOOR PLAN

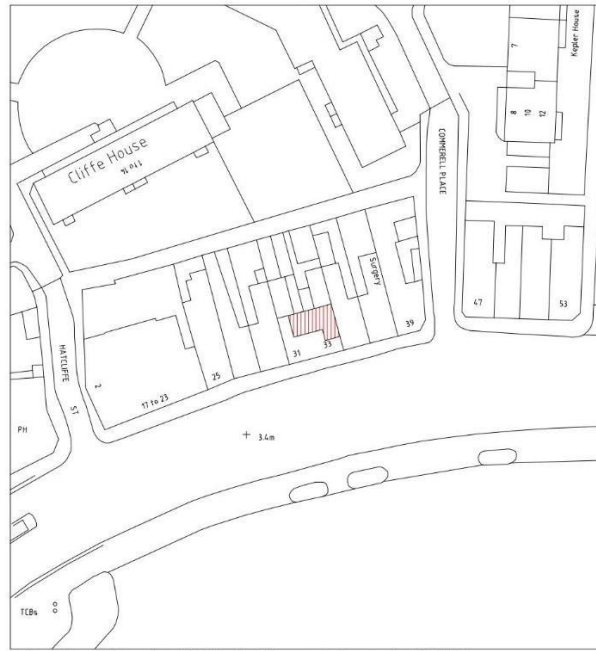


LEASE PLAN  
Flat 2,  
31-33 Woolwich Road  
London SE10 0RA  
Plan 1:100

Date:07/05/15

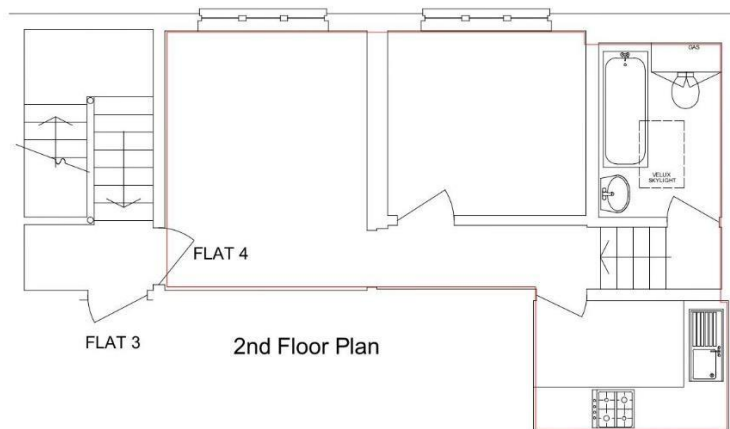
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Site Plan 1:1250



# LEASE PLAN

Flat 4,  
31-33 Woolwich Road  
London SE10 0RA

Plan 1:100

Date:07/05/15



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