

**67 Plumstead High Street
Plumstead
London
SE18 1SB**

**Freehold
Investment/Development
For Sale**

**Offers in excess of
£2,200,000**

Set on Plumstead High Street itself (A206), between Heversham Road and Aberly Street. Plumstead is set within the Royal Borough of Greenwich. Plumstead is a priority regeneration area with projects to improve the public realm and public spaces. Plumstead Mainline Station and Woolwich Arsenal Underground a short distance away.



Plumstead



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

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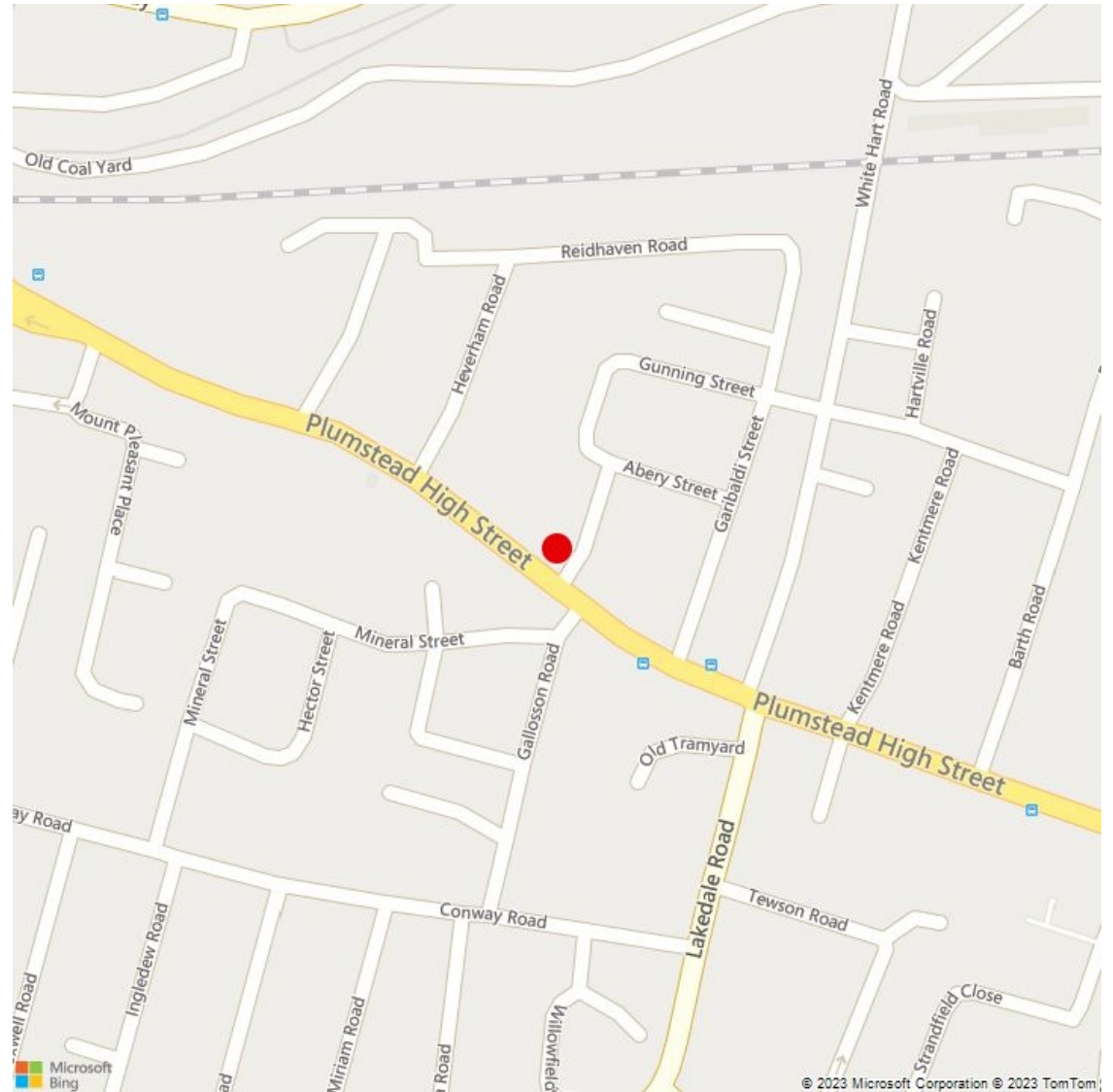
Description

Substantial site For Sale

Former public house with planning consent 15/3970/F to develop new build construction of 8 residential units to the rear of the site. 5 x 2 bedroom, 3 x 1 bedroom plus associated secure bicycle parking and refuse storage area (plans available by request).

The upper parts at the front of the building has a planning consent 22/3086/F for a 11 room HMO currently produced £117,813.96 per annum.

The ground floor and basement are vacant and may suit various commercial community uses subject to the necessary consent. The pub ground floor is currently approx. 4400 sq.ft. GIA whilst the basement is currently 1500 sq.ft. approx.



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Price

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Tenure

Freehold

Legal Costs

Each side to bear their own legal fees



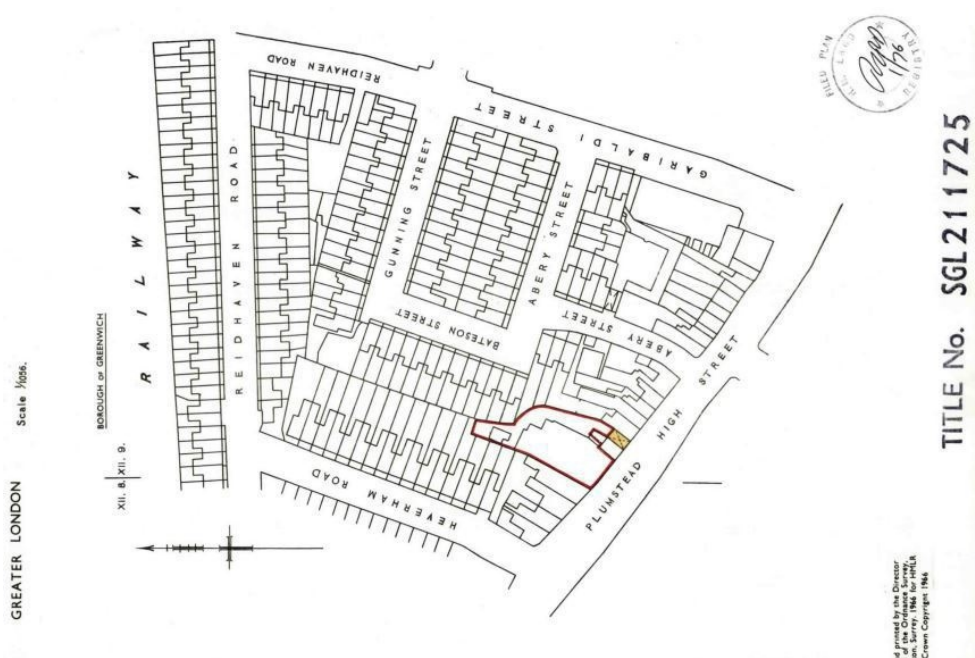
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Rates

Please refer to the Local Authority for more information on rates & Council Tax

EPC

Pub - Energy Rating B - August 2033, Flat 1 - E April 2032, Flat 2 - D April 2032, Flat 3 - D April 2032, Flat 4 - E April 2032, Flat 5 - C April 2032, Flat 6 - D April 2032, Flat 7 - D October 2031, Flat 8 - C April 2032, Flat 9 - C April 2032

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



VAT

Property is not elected for VAT

Viewing

Via the owners joint sole agents PSS Commercial 020 8800 4321



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