



Forest Medical Centre

Old Station Road, Loughton, IG10 4PE

Asset Management/Development Opportunity **Offered for Sale or to Let**

GLPG |  Alex Martin

Summary

Vacant Class E building with development and asset management potential

- ▶ The site comprises a two-storey **commercial building (Use Class E)** and a **garage block to the rear**
- ▶ The existing property extends to **approx. 497.7 sqm (5,357 sqft)** and was previously used as a **medical centre**
- ▶ **Ideal for a range of uses** including Childcare, Dental, Medical, Office etc.
- ▶ There is **development potential to convert the existing building into residential**, subject to obtaining all necessary consents
- ▶ **An indicative scheme comprising 20 apartments** has been prepared
- ▶ The property is only a **4-minute walk from Loughton Underground Station**
- ▶ **Sold freehold or available for lease**





Description

The site is located in Loughton and comprises a vacant commercial building, previously used as a medical centre, and a garage block to the rear.

The existing property extends to approx. 5,357 sqft, and is arranged over the ground and first-floor.

The rear of the site can be accessed off Old Station Road via undercroft.

There is potential for conversion and extension as well as for a new build scheme.

The seller has prepared an indicative scheme comprising 20 apartments over the ground and three upper floors.

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £1,500,000, subject to contract.

The property is also available to rent at a guide rent of £30 per sqft equating to approx. £160,000 per annum.

Existing Internals



Location

The property is located in an affluent Loughton area.

Loughton is a town located in Essex and is part of the Epping Forest District.

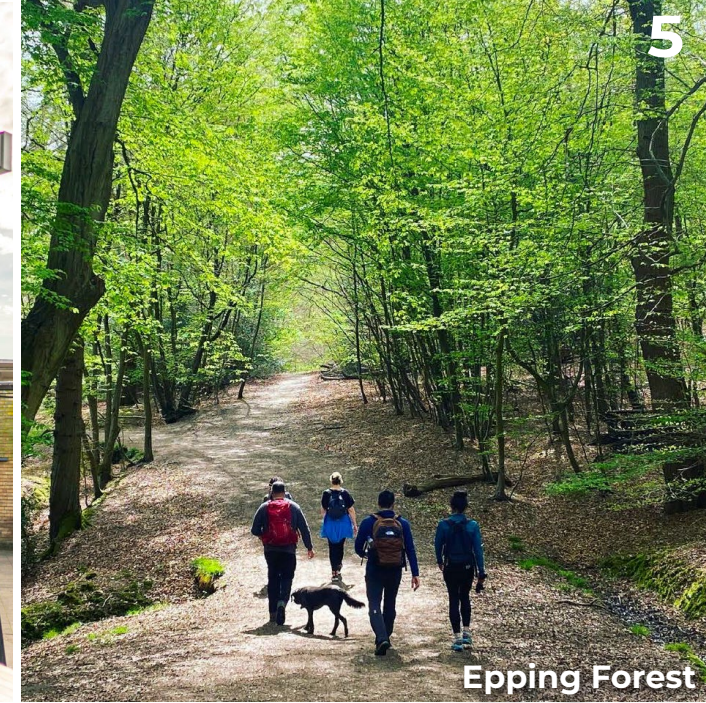
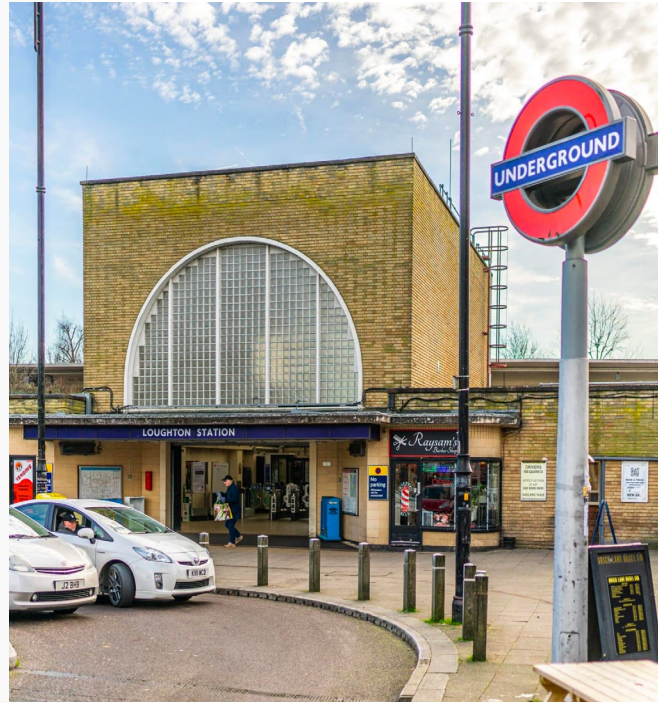
The Loughton High Road has a number of independent shops, boutiques, restaurants and cafes. The Epping Forest Shopping Park is also nearby, located 1.7 miles from the property.

The area offers a range of recreational activities. Loughton Leisure Centre and Epping Forest are both only a 12-minute walk and Epping Forest

The area is well-connected. The property is only a 4-minute walk from Loughton Underground Station (Central Line), with a 31-minute journey into Liverpool Street.

Key Distances

- **Sainsbury's Supermarket:** Opposite
- **Roding Valley High School:** 0.1 Miles
- **Loughton Station:** 0.2 Miles
- **Gillingham Path:** 0.2 Miles
- **Anytime Fitness London:** 0.4 Miles
- **Loughton Leisure Centre:** 0.5 miles
- **Epping Forest:** 0.6 Miles
- **Epping Forest Shopping Park:** 1.7 Miles





Morrisons Supermarket

Loughton Leisure Centre

Loughton Club

M&S Supermarket

NatWest Loughton

Sainsbury's Supermarket

Kids Inc Day Nursery

Roding Valley High School

Silver Kidz Camp

Cillingham Path

Forest Medical Centre

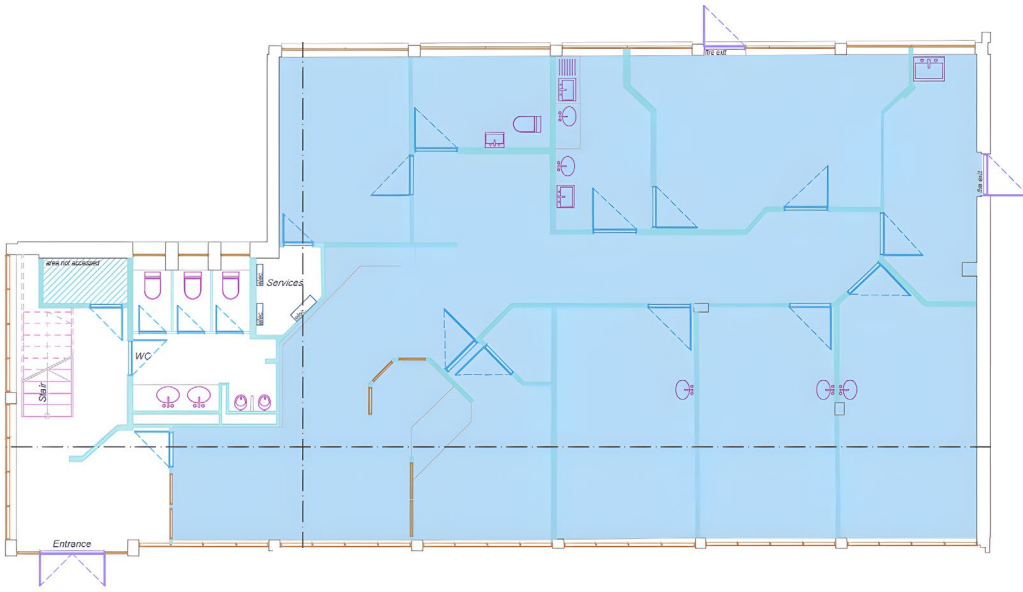
Loughton Station

Roding Valley High School Sports Field

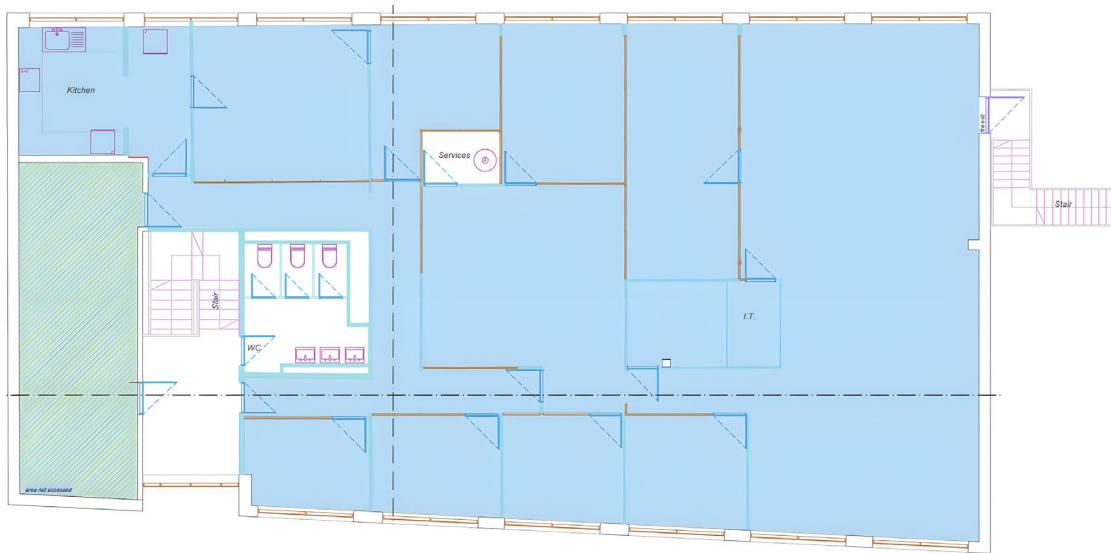
High Road

High Road

Existing Floor Plans



Ground Floor



First Floor



Asset Management / Development Opportunity

▶ Asset Management

The existing building would suit a number of potential occupiers across a range of uses.

We are offering the building for sale with vacant possession, providing an opportunity to add value through enhancing the existing space to suit potential occupiers.

▶ Development Opportunity

There is development potential to convert the existing commercial building into residential units and build two additional floors, subject to obtaining all necessary consents.

There is also scope for a new build scheme.

The seller has prepared an indicative scheme comprising 20 apartments (17 x 1-bed and 3 x 2-bed).

The scheme would also benefit from 3 car parking spaces. If the rear garages were demolished, this would result in approx. 7/8 parking spaces in total.

You can find further details of the indicative scheme in the dataroom.

Offered for sale freehold or available to lease.

OS Map



Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £1,500,000, subject to contract.

The property is also available to rent at a guide rent of £30 per sqft equating to approx. £160,000 per annum.

VAT

The property is not elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpkg.co.uk/forest-medical-centre/

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 336 7377 or email capital@glpg.co.uk.

Contact

For further information or to arrange an inspection, please contact the joint sole agent, GLPG or Alex Martin:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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