

HUMMERSTONE & HAWKINS

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INVESTMENT / DEVELOPMENT OPPORTUNITY FOR SALE.



Single storey takeaway premises trading as a fish & chip shop.

Tenants do not have a lease and are holding over / Rent £16,500pa

Planning for erection of 2 stories to existing single storey building.

Upper floors to form 1 x 2 bedroom apartment.

Planning reference
APP/E5330/W/23/3325240

Property well located on a busy shopping street.

27A Herbert Road

Plumstead

SE18 3TB

Tenure: FREEHOLD

Asking Price: £385,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is situated in an established retail area and is in the vicinity of many other shops which apart from a Co-op convenience store, and a Corals & Ladbrokes bookmakers are mainly independent and specialist retailers. Herbert Road which is located just off Plumstead Common Road is a busy local shopping street with the area surrounding predominately comprising a variety of residential flats and houses.

Plumstead train station has a mainline service to London Cannon Street, London Bridge and Paddington with a journey time of approximately 25 - 35 minutes. The A2 at Shooters Hill is some 3 miles away.

DESCRIPTION:

The subject property comprises a single storey takeaway premises currently trading as a fish & chip shop.

TERMS:

We were informed that the premises does not have a lease and the tenants are currently holding over. We understand that the rent being paid is £16,500 per annum.

ASKING PRICE:

Freehold offers are being invited in the region of £385,000.

EPC:

The premises has an EPC rating of C.

RATES:

We understand from the vendors that the business rates are the responsibility of the tenants.

PLANNING:

A planning application appeal was successful and planning permission was granted for the erection of two additional stories to the existing single storey building comprising 1 x 2 bedroom apartment at 27a Herbert Road in accordance with the terms of the application Ref 23/09/73/F, dated 20th March 2023 subject to the conditions attached. .

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



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Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.