

LOTS
1 & 2

27 and 29/31 (odd) Hare Street,
Woolwich, London SE18 6JL

To Be Offered As
2 Separate Lots
BY ORDER OF POWIS STREET ESTATES

**6 WEEK COMPLETION
PLANNING FOR RETAIL/RESIDENTIAL**



SITUATION

Located in the busy Town Centre of Woolwich which is a fast improving south east London suburb undergoing continuous regeneration and development with a population of over 225,000. The property lies 3 miles north east of Greenwich, 1 mile from City Airport and close to the Excel Centre, O2 Arena and Canary Wharf.

Nearby multiple traders include **Primark, Scope, British Heart Foundation, Boots, Subway, Peacocks** and **Argos** amongst many others and a new 30,000 sq. ft. **TK Maxx** is only a few doors away.

Woolwich Arsenal Station (Crossrail) is within easy walking distance and the nearby Woolwich Ferry and Blackwall Tunnel give easy access to the north of the river and the A2 and motorway network.

PROPERTIES

Two attractive early Edwardian mid terraced buildings each arranged over **Ground, Basement, First and Second Floors**. The property benefits from a right of way at the rear from Powis Street.

VAT is payable in respect of these Lots

FREEHOLD

The Surveyors dealing with these properties are **JOHN BARNETT** and **SOPHIE TAYLOR**

PLANNING

The Woolwich Town Centre Masterplan

The Masterplan aims to repair the erosion of the areas historic and townscape character and enhance the architectural heritage. Woolwich Town Centre will be revitalised through an enhanced retail offering a wider range of uses with improved frontages and major development sites.

Notably, a nearby mixed-use development on Love Lane to provide a new Tesco store of approx. 131,300 sq. ft. and a total of 960 homes (**currently quoting £400 psf**) over a 4 phase development. Residential marketing details are available through Savills.

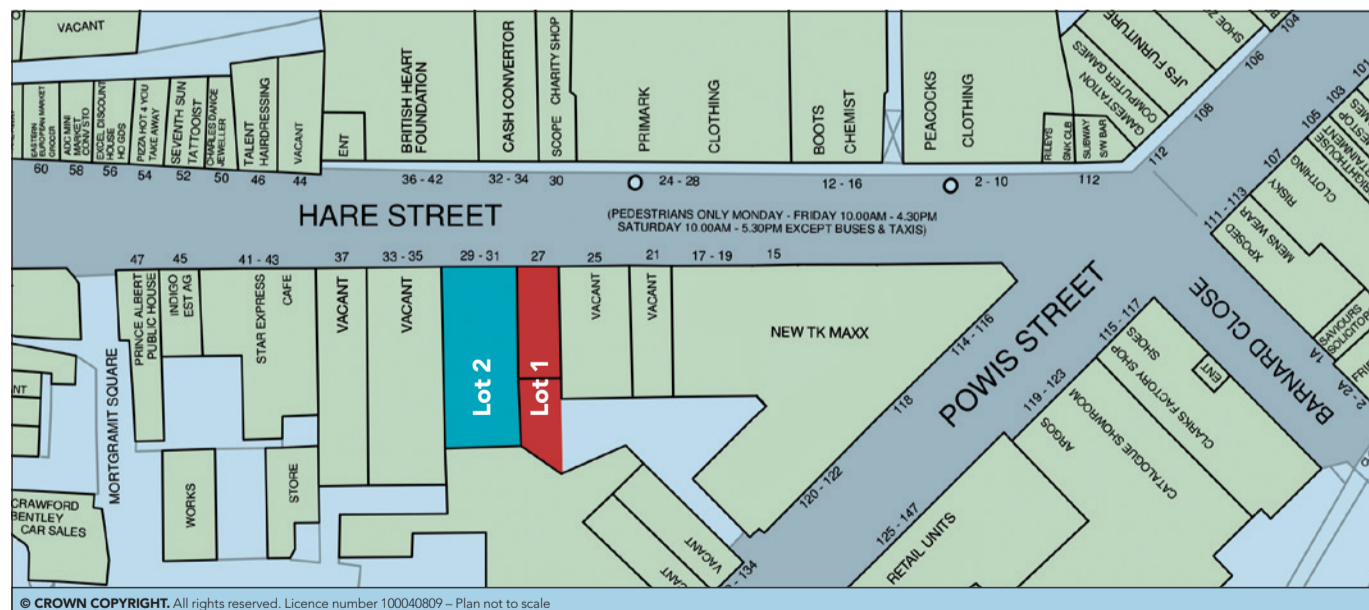
A former Grade II* Listed building has recently been converted to provide a 120 bedroom Travelodge hotel.

Note 1: Both properties have been removed from the rating list and are therefore exempt from paying empty rates.

JOINT AUCTIONEERS
Cradick Retail, Market House, 45-47 The Pantiles, Tunbridge Wells, Kent TN2 5TE
Tel: 01892 707 507. Ref: S. Cradick Esq

VENDOR'S SOLICITORS
Wallace LLP - Tel: 020 7636 4422
Ref: Ms Jackie Boot - Email: jackie.boot@wallace.co.uk

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) per lot upon exchange of contracts



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Lot 1 Reserve Below £100,000	No. 27 (Ground, Basement, First and Second Floor)	Ground Floor Area Approx 1,055 sq ft External WC Basement Not Inspected (See Note 2) First Floor Area Approx 830 sq ft Second Floor Area Approx 660 sq ft Total Area Approx 2,545 sq ft plus Basement	VACANT				Note 3: Planning Permission was granted on 13/2/13 for the 'erection of a single storey rear extension of ground floor retail unit together with new shopfront, also conversion of the first and second floors to provide 2 x 1 bed flats.' Plans available from Auctioneers.
Lot 2 Reserve Below £225,000	Nos. 29/31 (odd) (Ground, Basement, First and Second Floor)	Ground Floor Area Approx 1,600 sq ft Basement Area Approx 1,800 sq ft First Floor Area Approx 1,430 sq ft Second Floor Area Approx 1,340 sq ft Total Area Approx 6,170 sq ft	VACANT				Note 4: Planning Permission was granted on 13/2/13 for the 'reinstatement of ground floor / basement retail unit and conversion of first and second floors to provide 4 x 2 bed flats.' Plans available from Auctioneers.

Note 2: There is a basement to no. 27 which currently has no access and can only be viewed from the ground floor.