

Freehold public house with development potential



Melbourne Arms, 81 Sandy Hill Road, London SE18 7BB

Summary

- Freehold.
- Public house with development potential, subject to obtaining necessary consents.
- Corner position.
- Approximately 650 metres from Woolwich Arsenal Rail Station (Elizabeth and National Rail lines).
- Site area is approx. 0.53 of an acre.
- Free on street parking in the vicinity.
- Offers in excess of £550,000 (**five hundred and fifty thousand Pounds**) are invited for the freehold interest. Only unconditional offers will be considered.



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Location

The property is located in the Royal Borough of Greenwich, on the corner of Sandy Hill Road and Burrage Place.

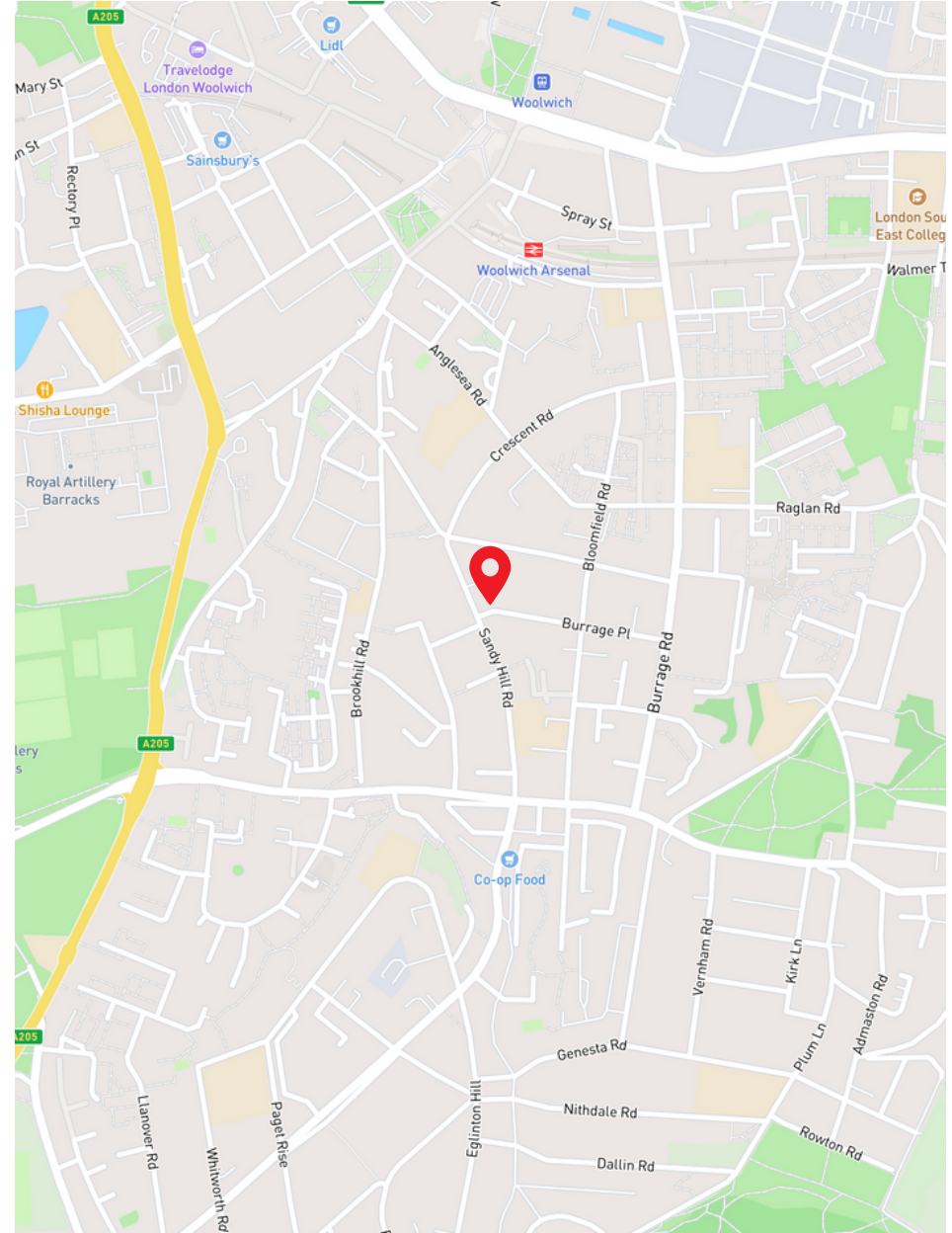
Situated in the area between Woolwich and Plumstead, the area benefits from good amenities nearby, with Woolwich Town Centre located approximately 650 metres from the property, which has a host of operators including: Costa Coffee, JD Wetherspoon's, Tesco Extra, Popeye's, Pure Gym, Travelodge, Primark, TK Maxx and many more.

Transport links for the premises are excellent, Woolwich Arsenal Station is located approximately 650 metres away from the premises, which provides National Rail and Elizabeth Lines into Central London.

Description

The building is arranged over ground and first floors and was last used as a public house, with residential rooms on the upper floors. To the rear of the building is a yard.

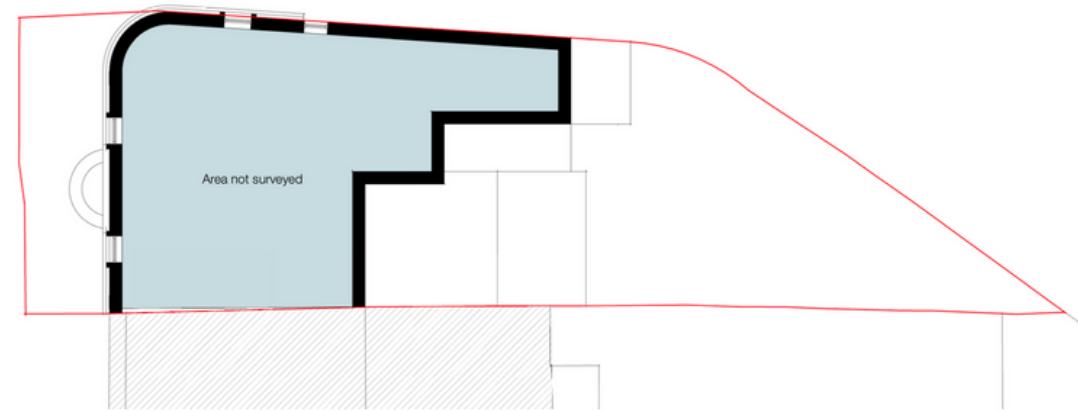
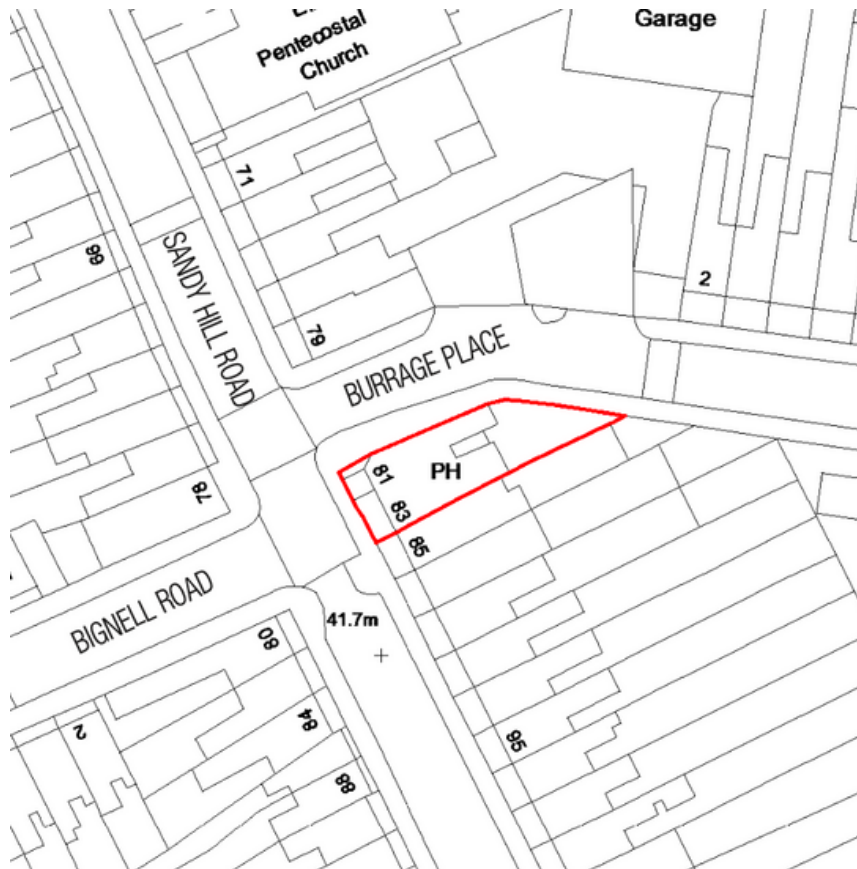
Internally the property is dilapidated and in need of refurbishment throughout.



Planning

The buildings has Sui Generis use.

The property is not listed by Historic England, however it is on the Royal Greenwich Local Heritage List.



EXISTING FIRST FLOOR PLAN 1:100 @ A3



EXISTING GROUND FLOOR PLAN 1:100 @ A3

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VAT

The building is not elected for VAT.

Anti Money Laundering Procedures

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

Tenure

Freehold.

EPC

An EPC is available on request.

Proposal

Offers in excess of £550,000 for the freehold interest.

Only unconditional offers will be considered.

Contact details

For further information, please contact owner's joint agent:

Kevin Neun

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Email: kevin@assemblycre.co.uk

Jamie Mackenzie

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Joint Agent

Ben Lewis

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These particulars do not constitute an offer or contract.
Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale or letting of the property.

