



202-204 HIGH STREET, ELTHAM, LONDON SE9 1BH
VACANT COMMERCIAL FREEHOLD WITH DEVELOPMENT POTENTIAL

Key Features

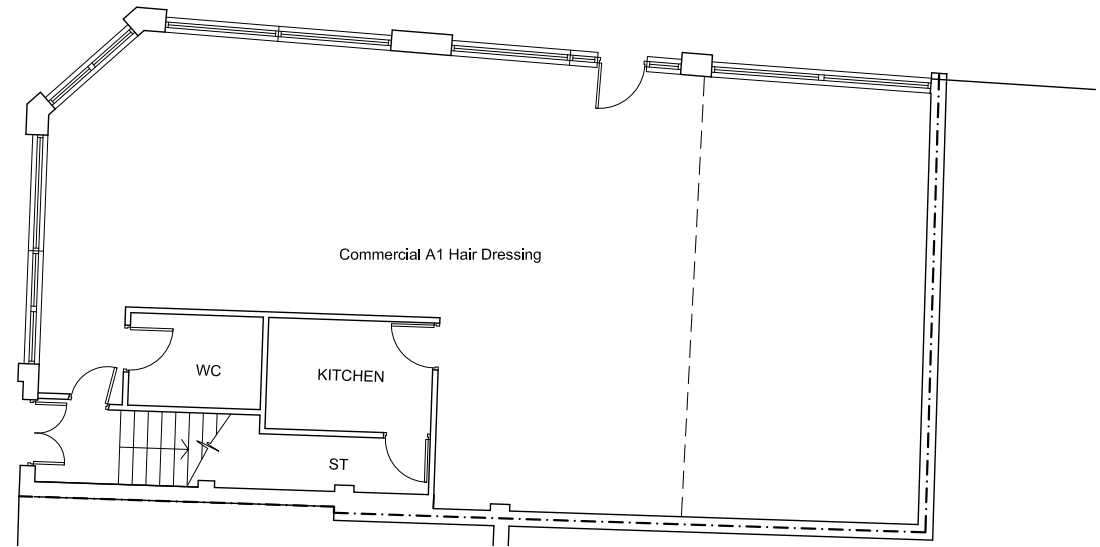
- Freehold commercial building for sale
- Measures c. 2,350sqft internally
- Lapsed planning permission for 2 additional floors of residential
- Lapsed permitted development consent for 2x1 bed flats (first floor)
- Located on Eltham High Street
- Guide price £775,000 F/H



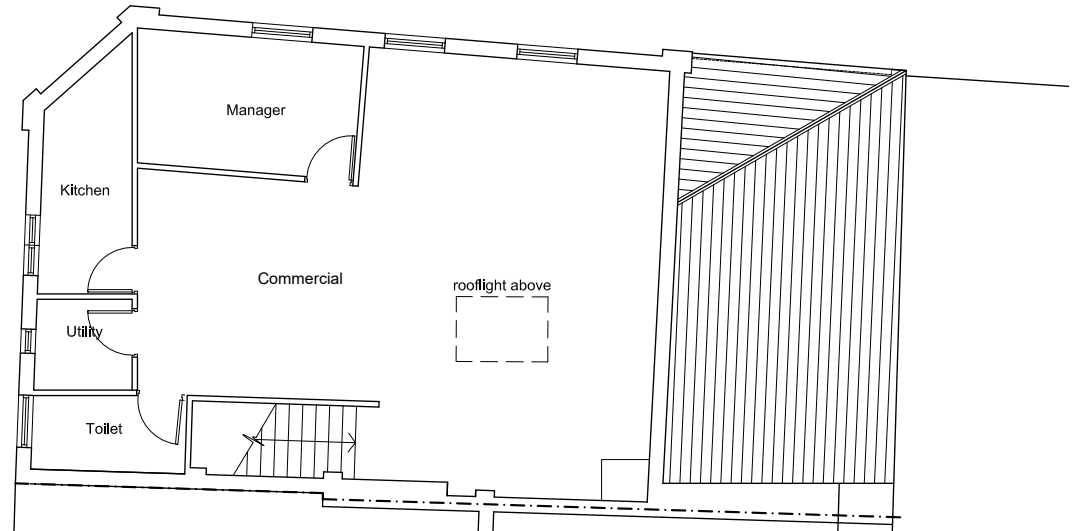
A rare opportunity to acquire a vacant two-storey commercial freehold property with development potential on a prominent corner plot on Eltham High Street.

The property is laid out over ground and first floors and measures c. 2,350sqft internally. Each floor is self-contained and has an open plan layout with individual WC's and Kitchenettes. The commercial unit would suit a wide variety of occupiers considering the flexible E use class including restaurant operators, retailers, professional services, indoor fitness operators and medical practices to name a few. There are two entrances, one off the high street and the other from Pound Place.

From a development perspective, there are two lapsed planning permissions on the property. In May 2020, Greenwich Council awarded Permitted Development for the conversion of the existing first floor into 2 x 1-bedroom flats each measuring c. 400sqft internally. In January 2022, Greenwich Council awarded Planning Permission to add 2 further floors to the existing building to accommodate 2 x 2-bedroom duplex flats each measuring c. 750sqft internally.



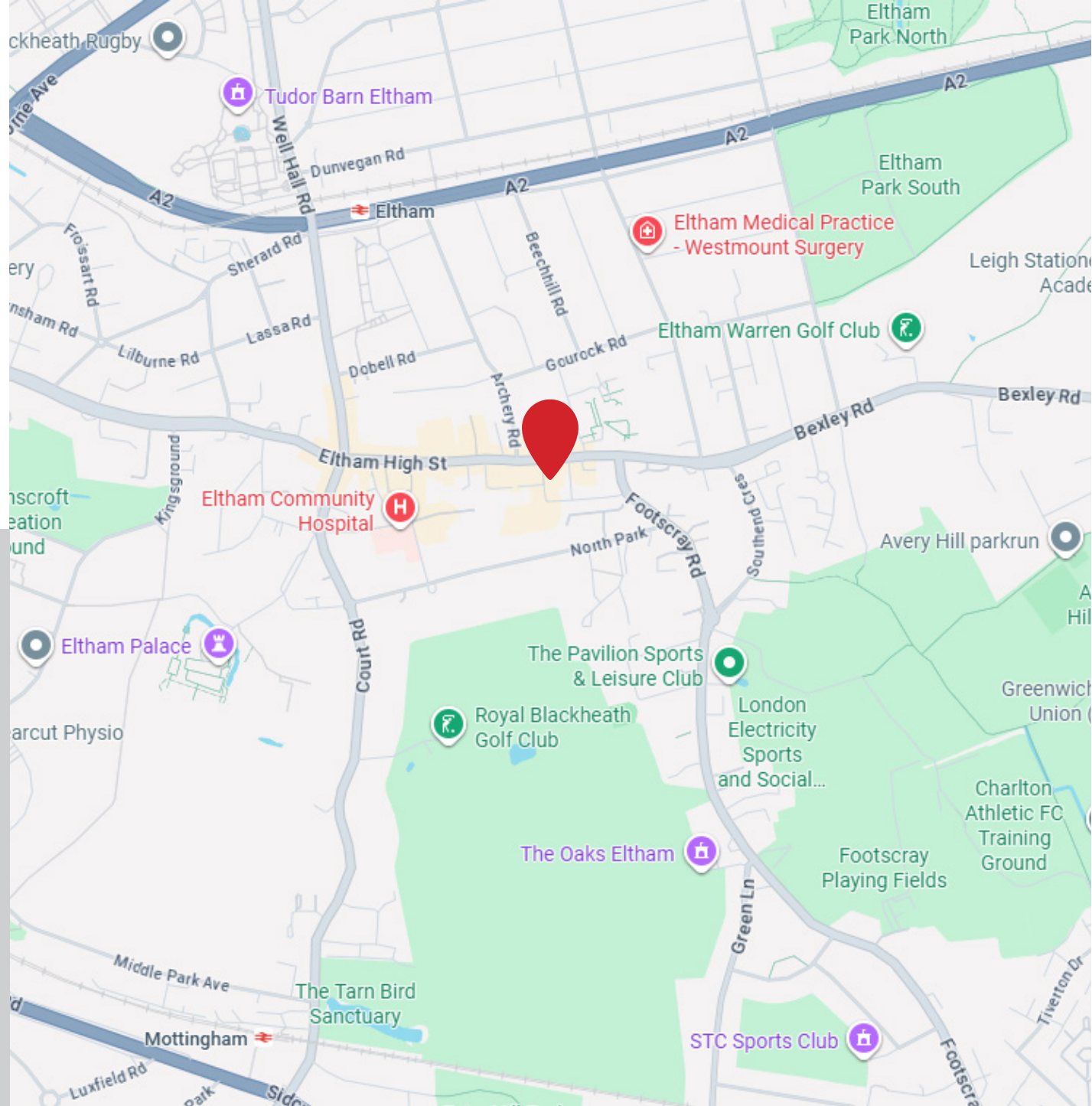
Existing Ground Floor Plan



Existing First Floor Plan

Location

The subject property is located on the corner of Pound Place and Eltham High Street (A210). Eltham is a busy town centre in the London Borough of Greenwich, home to numerous well known retailers including Marks Spencer, Lidl & Costa, several banks and a wide array of leisure operators. Eltham is well served by public transport, with the railway station located less than 0.5 miles away providing regular services into London and other popular destinations in South-East London. Additionally, there are bus stops directly outside the property which service the local area. There is parking available in surrounding streets and local car parks.



Well positioned for easy access to multiple London Overground lines from Eltham Station.



London Charing Cross
29 mins



London Canon Street
30 mins



London Waterloo East
25 mins



London Victoria
30 mins

Planning

Lapsed planning permission - May 5th 2020 - planning permission was granted 'Prior notification is sought for the change of use (with Associated Operational Development) of first floor from A1 (Retail) to C3 (Residential).' REF: 20/0835/ PN2.

Lapsed planning permission - January 28th 2022 - planning permission was granted by the London Borough of Greenwich for the 'Construction of second & third floor levels to create 2 x 2-bed maisonettes with associated elevation changes at first floor level together with refuse/recycling & cycle storage provision at ground floor level.' REF: 21/0451/F.



Further Information

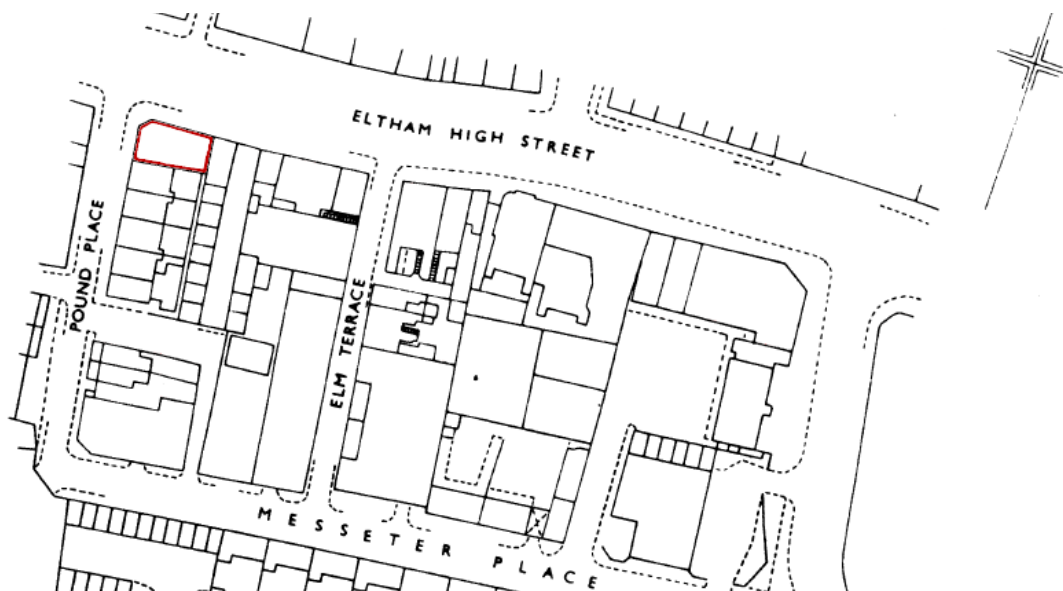
Price Offers in the region of £775,000 are invited for vacant freehold interest. We understand VAT is not applicable on the sale price.

Business Rates This property has a rateable value of £31,000. Business rates payable are therefore likely to be in the region of c.£15,500pa. Prospective purchasers are advised to contact the Valuation Office Agency for occupier specific rates.

Viewings All viewings are strictly prior appointment with Acorn Commercial, Investment and Development division.

Available On Request

- Existing plans
- Lapsed consented plans
- Lapsed planning permission
- Internal Photos
- EPC (band D)



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