



FOR SALE
FREEHOLD

Hotel Development Opportunity

**292-294 PLASHET GROVE,
LONDON, E6 1DQ**



Location

• The subject property is located towards the southern end of Plashet Grove (B165) near to its junction with High Street North (A117), in the London Borough of Newham.

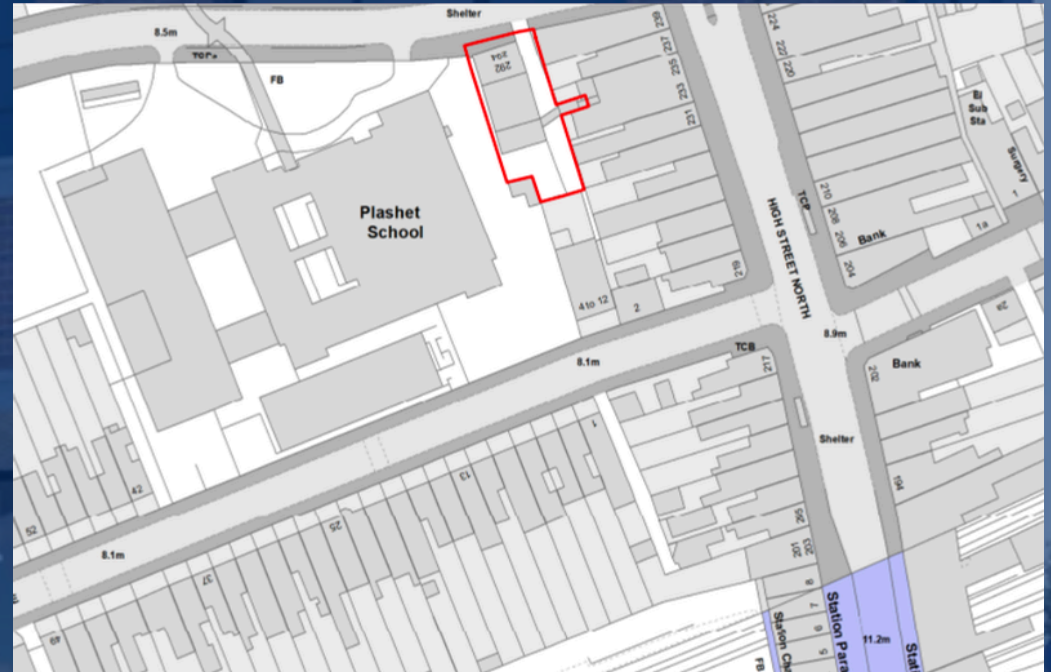
This is a mixed commercial and residential part of East Ham with surrounding uses on High Street North comprising retail at ground floor level together with flats above.

• The building is adjacent to Plashet School to the west and broadly opposite The Sri Mahalakshmi Temple.

• East Ham Station is within 0.1 miles (3 minute walk) servicing the District and Hammersmith & City Line. The property has a strong Transport For London (TFL) Public Transport Accessibility Level (PTAL) Score of 6a

Newham is one of London's youngest and fastest-growing boroughs, with a track record of transformation, from the regeneration of the Olympic Park to the Royal Docks – London's only Enterprise Zone.'

Newham.gov.uk

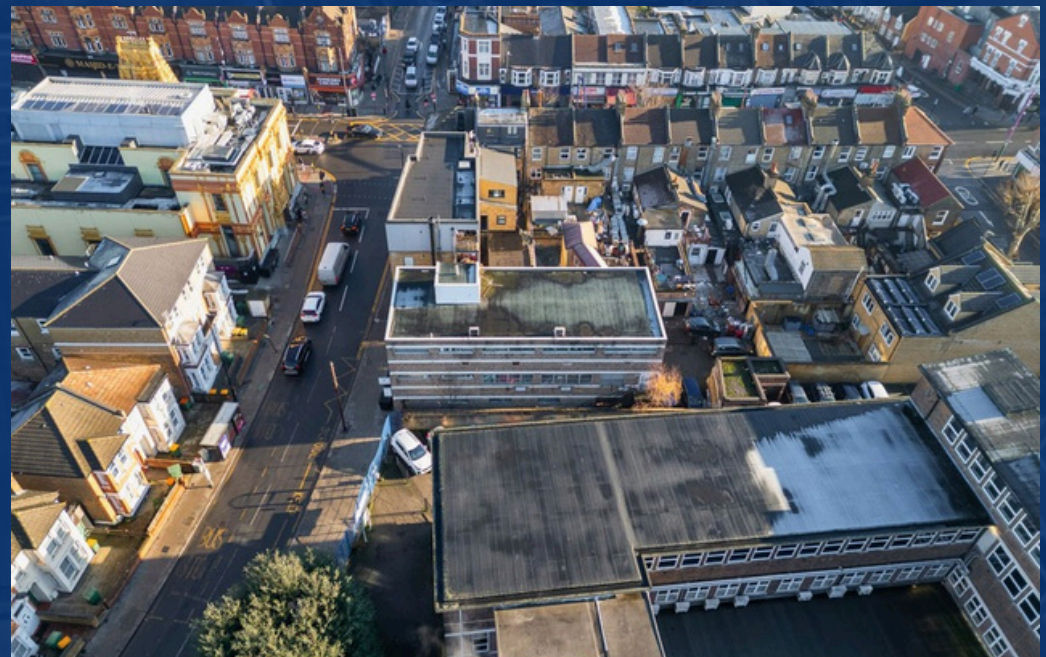


Planning

The site benefits from full planning permission (subject to S106 & CIL) granted by Newham Council on 26th January 2024 under reference 21/02657/FUL for the redevelopment of the site for demolition of the existing building, in use as an office (Use Class E(g)(i)) and its replacement with a new 7-storey building with basement, proposed as a 101-bedroom Hotel (Use Class C1) and associated refuse and cycle storage.

Key highlights of the proposed scheme include:

- Room sizes of between 8 sq. m—17 sq. m.
- 11 rooms with single beds and 90 with doubles. All Rooms have en-suite bathrooms.
- 10 accessible rooms angled extruding windows to side elevation with privacy louvres to 7th floor.
- Car-free development save for 2 Blue Badge parking spaces.
- Proposed Gross Internal Area (GIA) of 2,645 sq. m / 28,470 sq. ft.

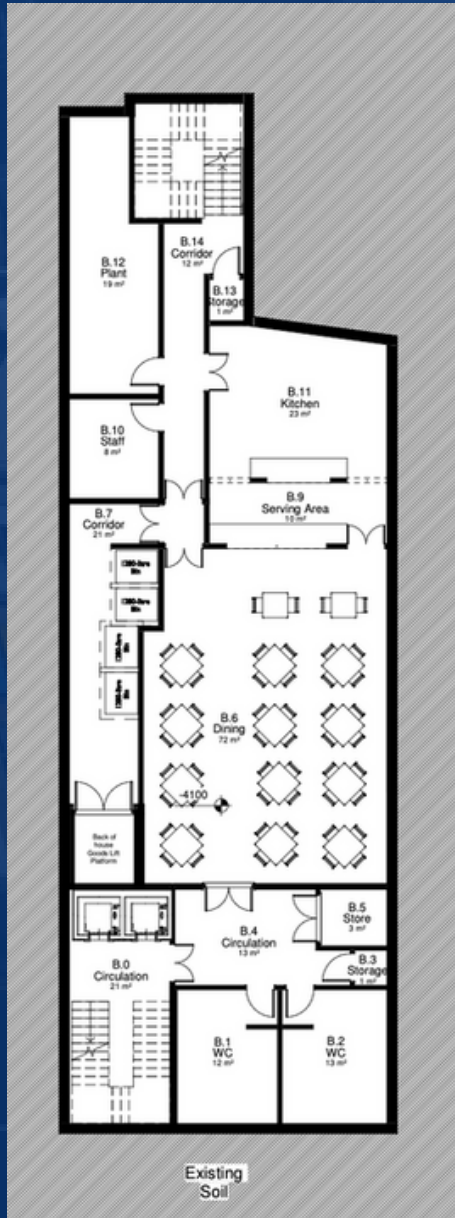




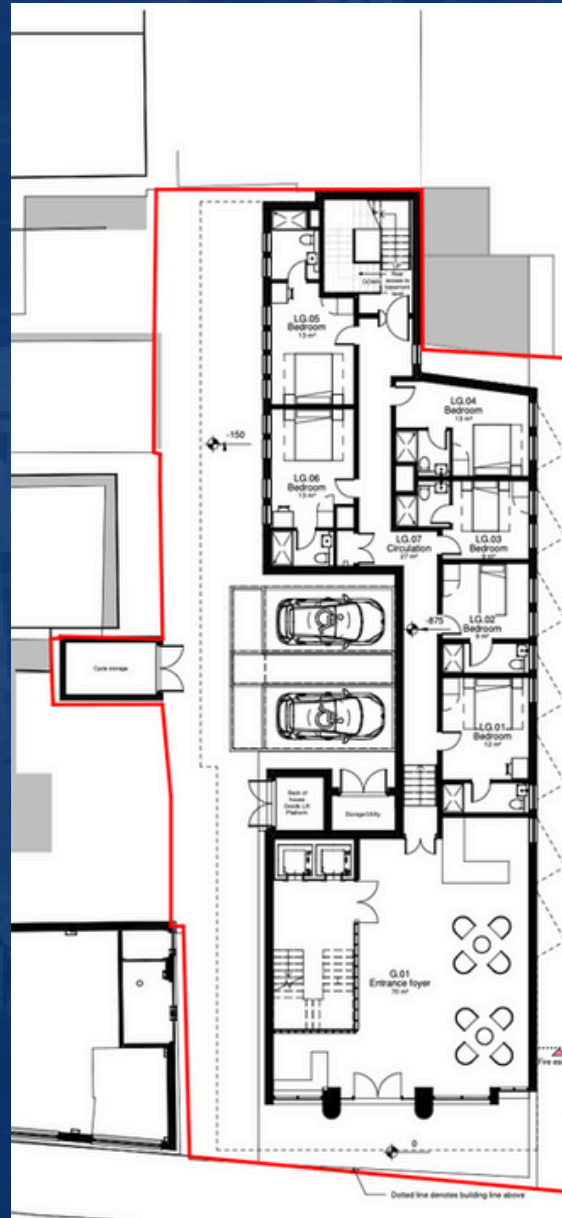
Existing Property

- Comprising of linked detached three storey multi-let office building constructed c.1960s.
- Arranged internally as 26 separately accessed office suites over ground, first and second floors and configured as a mixture of open plan and cellular space, each occupied on a flexible basis and currently generating a combined gross in- come of £171,000.00 per annum.
- There is a path between the site and 239 High Street North which provides vehicular access to the rear of the site. This is sized to take a fire engine tender.
- The existing building does not take up the entire footprint of the site, with the rest of the space currently being used as 3 no parking spaces for the office building.
- 'Open Plan Net Internal Area' of 5,258 sq. ft on a site area of 522.9 sq. m / 0.13 acres (Promap).

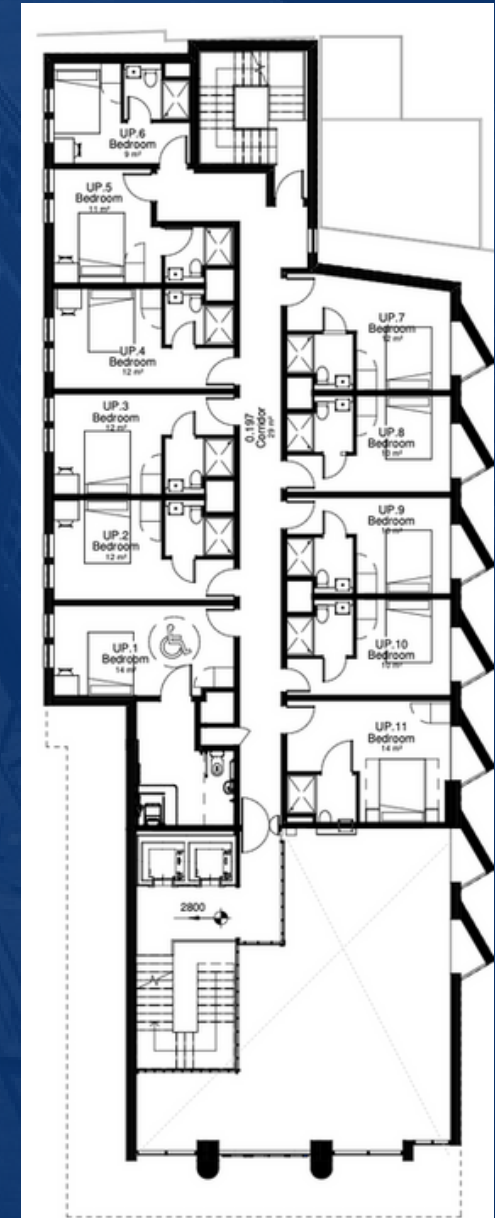
BASEMENT



GROUND FLOOR



TYPICAL UPPER FLOOR





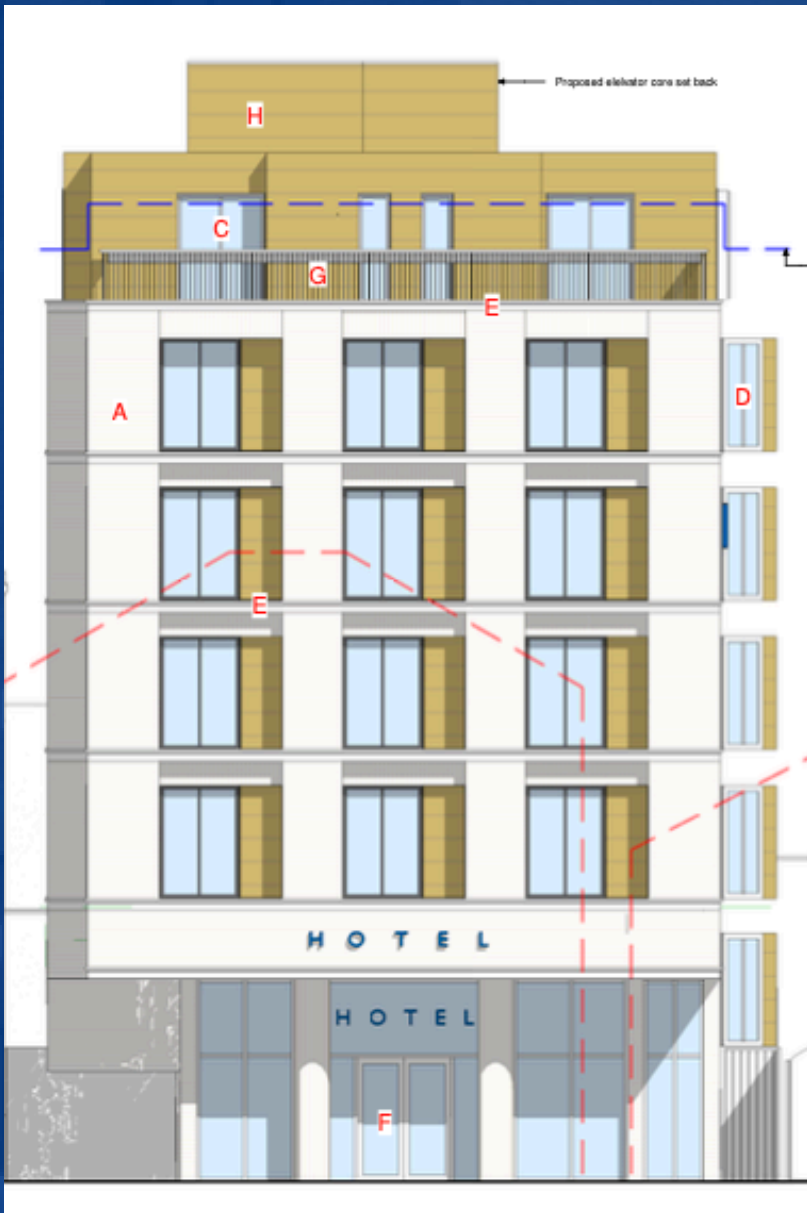
HOTEL

HOTEL

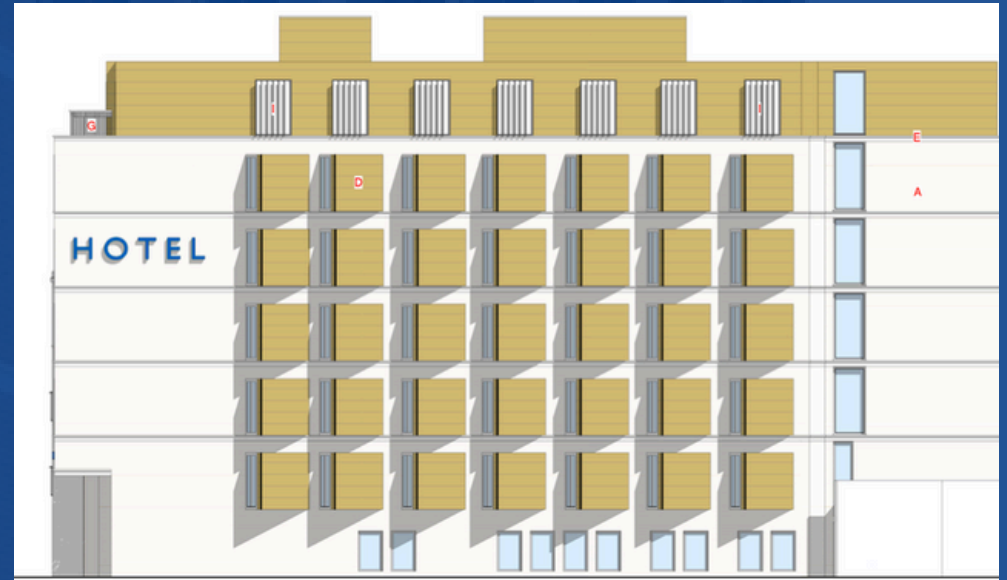
GUERNICYS



FRONT ELEVATION



WEST ELEVATION



EAST ELEVATION



'The UK hotel sector enters 2026 with a sense of resilience and renewed confidence. Despite a backdrop of economic headwinds and rising operational costs, the market continues to demonstrate stability - supported by resilient international demand, event-led travel, and a steady recovery in domestic leisure.

With new supply remaining constrained across much of the country, conditions are favourable for well-positioned operators and investors to drive performance through innovation, adaptive business models, and strategic partnerships. Those who act decisively and collaborate effectively will be best placed to capture growth and shape the next phase of the UK hospitality market.' - pwc

Price

Upon Application

Tenure

Freehold under Title Number EGL7952. The property is held by an SPV.

VAT

Value Added Tax (VAT) is not applicable in respect of this transaction.

Further information

Further information is available on request. Please contact either:

Rajiv Kataria MRICS 07506 386 963 / Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS 020 8599 9911 / PParmar@cliffords-estates.co.uk