OFFICE/D1/D2/RESIDENTIAL CONVERSION OPPORTUNITY

Former Kinara Family Resource Centre, 236 Plumstead High Street SE18 1JL

- Freehold For Sale
- Prominent main road frontage
- Conversion/ redevelopment opportunity
- Suitable for a variety of uses
- Parking/Outside Space
- 3,154 Sq ft (294 Sq m) GIA
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Location
The property is located at the eastern end, and on the southern side of Plumstead High Street slightly set back from the road between its junctions with Rippolson Road and Quilter Street.

The immediate area comprises a mix of housing, independent retailers, a church and Plumstead Library. Immediately to the west is a modern three storey residential development.

Plumstead mainline station is approximately 0.5 miles to the west providing services into central London (Cannon Street 33 mins.).

The larger centre of Woolwich with its extensive range of office, retail and leisure facilities lies approximately 1.5 miles to the west and benefits from transport facilities with Woolwich Arsenal DLR Station, Woolwich Mainline Station and the Crossrail station due in 2018.

Description
The property comprises an attractive two storey detached building of brick elevations with masonry window detailing beneath a pitched slate tiled roof constructed in the early 1900’s.

The property was previously used as a family resource centre and is arranged as four rooms on the ground floor and six rooms on the first floor plus ancillary kitchen and WC facilities.

The building benefits from a vehicular access to the side providing access to a gated courtyard providing private outside space or parking. There is an electricity sub station building on the site.

Areas
Approximate Gross Internal Areas:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sqft</th>
<th>Sqm</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1,577</td>
<td>147</td>
</tr>
<tr>
<td>First</td>
<td>1,577</td>
<td>147</td>
</tr>
<tr>
<td>Total</td>
<td>3,154</td>
<td>294</td>
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Planning
The local planning authority is the Royal Borough of Greenwich

We are of the opinion that the property is suitable for a range of uses including offices, D1/D2, and possibly residential subject to obtaining the necessary planning consents.

Whilst the building is not locally or otherwise listed the Council’s preference would be that the existing building or façade would need to be incorporated into any potential redevelopment.

Advice suggests that the property is unlikely to be considered suitable in planning terms for use as a place of worship.

Interested parties should contact the Royal Borough of Greenwich Planning Team on 020 8921 5019 to discuss planning issues.

Tenure
The property is to be sold freehold with vacant possession, subject to any existing rights, reservations, obligations and title issues, and the lease for the electricity sub station.

Viewings
Viewings should be arranged by prior appointment with Glenny LLP.

Further Information & Data Room
Further details with regards to the existing property including floor plans, photos, Title documents and Bid Form are available via a secure data room. Access to the data room is available upon request.

VAT
VAT is NOT applicable.

Offers
We have been instructed to invite offers for the freehold interest on an unconditional basis or conditional on planning. Full vacant possession will be provided on completion.

All offers are to be submitted on the formal Bid Form that is available on request or from the Data Room along with proof of funding by the date stated on the form, and sent to Richard Clements at the following address:

Glenny LLP
21 Bourne Road
Bexley Kent DA5 1LW

Or via email: r.clements@glenny.co.uk

Please note the vendor reserves the right not to accept the highest or indeed any offer received.

Enquiries:
Any enquiries should be made to Glenny in the first instance.

Richard Clements
020 3141 3621
r.clements@glenny.co.uk
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For further information please contact

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