

LONDON

97 WHITECHAPEL HIGH STREET

E1 7RA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD DEVELOPMENT SITE FOR SALE - PLANNING PERMISSION GRANTED
FOR BASEMENT BAR & THREE DUPLEX APARTMENTS**

Location/Description

Situated in a prominent position with frontage to Whitechapel High Street (A11) close to the junction with Commercial Street (A501).

Directly opposite and in close proximity are substantial residential and commercial developments completed and to be undertaken. Immediately west of the site the existing properties, including a car park are the subject of a Planning Application to create an extensive complex of principally office accommodation plus ground floor piazza providing retail and catering facilities with extensions and new construction to the adjoining Canon Barnett Primary School.

The proposed adjacent scheme is intended to create retail and catering space of 11,130 sq ft (1034 m²), 450,448 sq ft (41,848 m²) of office accommodation (B1) arranged to the 19th floor at roof level plus 31,581 sq ft (2,934m²) of non-residential institutional (D1) space. (All floor areas stated by the developer's architects described as being on a gross external basis). Prospective purchasers should access the Local Authority, Tower Hamlets Council website to obtain further information:

[Link to Planning Application Summary](#)

(Proposed front elevation and adjoining building. Not to scale)



Site Dimensions/Areas

(all areas must be considered as approximate)

Frontage:	5m (16'03)
Average Depth:	10m (32'06)
Width at Rear:	4m (13'00)
Total Site Area:	44.90 m ² (483 sq ft)

Freehold Price

Offers invited in excess of £750,000.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Town Planning	Further Details
<p>We are advised that Planning Permission was granted subject to conditions on the 3rd March 2019 under reference: PA/19/00535 for “erection of building to provide 3 x 1-bedroom duplex flats set over ground to six floors plus commercial unit in basement”.</p> <p>Link to Planning Application Summary</p>	<p>(All distances are approximate. All timings are approximate.)</p> <p>The distance from the subject site to the City of London is approximately 1.5 miles.</p> <p>The nearest tube station is Aldgate East, approx. one minute’s walk away. Aldgate tube station is approx.. five minute walk away.</p> <p>Whitechapel BR station (to the North East) is approx 12 minutes’ walk (approx 0.6 miles). London Fenchurch Street BR Station (to the South West) is approx. 10 minute walk (0.5 miles).</p> <p>There is a bus and coach station at Aldgate East approx. 1 minutes’ walk away.</p>
Legal Costs	<h3 data-bbox="695 947 878 993">Viewings</h3> <p data-bbox="686 1056 1498 1087">Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1136 1240 1352" style="text-align: center;">  <p data-bbox="927 1255 1240 1318">26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p data-bbox="927 1318 1240 1352">01689 875 511</p> </div>
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
VAT	<p data-bbox="686 1398 907 1509">Contact: Adrian Tutchings Toby Allitt</p> <p data-bbox="976 1398 1422 1509">Email: commercialproperty@linays.co.uk ta@linays.co.uk</p>
<p>We have been advised by our clients that VAT will NOT be payable upon the sale price agreed under current legislation.</p>	