

NEW ELTHAM

HAINAULT HOUSE, HAINAULT STREET

SE9 2EF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FREEHOLD FOR SALE - SHOWROOM/OFFICES & WAREHOUSE BUILDING
WITH YARD/ PARKING AREA – DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)**

Location

Situated within a mixed commercial and residential area just off Footscray Road and approximately 250 yards from New Eltham mainline railway station. Hainault Street is a cul-de-sac and offers limited restricted car parking.

Local shopping facilities are available including the Coop Supermarket close by in Footscray Road.



Description

Comprises a self-contained showroom, office and warehouse complex with the benefit of gated concrete and hard surfaced yard and parking area plus a separate storage building with cloakroom/WC's fronting Hainault Street.

It is considered that the property offers potential for either commercial or residential development subject to the grant of Planning Permission. All enquiries should be directed towards the Local Planning Authority: The London Borough or Greenwich.

[Greenwich Planning](#)

Accommodation

(With approximate dimensions and floor areas)

Rear Building

Showroom/office:	650 sq ft	(60.39m ²)
Private office:	105 sq ft	(9.75m ²)
Main store:	520 sq ft	(48.31m ²)
Warehouse:	300 sq ft	(27.87m ²)

Front Building

Storage Area:	240 sq ft	(22.30m ²)
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Ladies/gents cloakrooms/WC's

There is a central yard and parking area accessed via double gates offering approximately 10-12 car parking spaces. The total site area is 535.57m².

Please note that the property is irregular in shape and the above measurements are approximate.

Ref: 5228

Price

Freehold. **£500,000 (Five Hundred Thousand Pounds)**, with vacant possession upon completion.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable are £9,356.25 (2023/2024 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price agreed under current legislation.

Planning

A planning appeal has been lodged against the refusal for the proposed redevelopment of the site including the demolition of existing buildings and construction of a mixed used building comprising of 1no. office (Use Class E) and 4no. residential units (Class C3) with associated landscaping, refuse and cycle storage. Further details can be found on the London Borough of Greenwich Planning Portal Ref: 23/1507/F

Commercial Energy Performance Certificate

Hainault House
Hainault Street
LONDON
SE9 2EF

Energy rating

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Valid until
16 July 2024

Certificate number
0290-9423-2530-2700-7403

Viewings

Available strictly by prior appointment with Linays Commercial:



Contact:
Toby Allitt
Adrian Tutchings

Email
ta@linays.co.uk
commercialproperty@linays.co.uk

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