



## 3-5 Tunnel Avenue, Greenwich SE10 0SL



### Freehold development opportunity with planning permission for 23 private units

---

- Planning permission granted to provide 23 private units measuring 15,974ft<sup>2</sup> (NIA)
  - Plot measuring approximately 11,579ft<sup>2</sup>
  - No affordable housing, no s106
  - Sought after location close to Greenwich and the O2 arena
  - Current income £64,000 p.a – leases expire in November 2019 (outside the L&T Act 1954)
  - Freehold
  - Offers in excess of £3,500,000
- 

#### Description

The existing premises currently comprises a single-storey motor works (Sui Generis Use) and printers workshop on a site extending to approximately 15,974ft<sup>2</sup>. The site now benefits from full planning permission to demolish the existing buildings and construct 23 new private units comprising of 12 one-bedroom, 10 two-bedroom and 1 three-bedroom flats.

#### Location

The site is located within the Royal Borough of Greenwich and is positioned between Greenwich Village and Greenwich Peninsula. The development embraces the dynamic and vibrant area and sits within close proximity to Greenwich Royal Park and the quirky Greenwich Market providing independent and boutique shops.

The Millennium Leisure Park (0.4 miles) provides further facilities including an Odeon IMAX Cinema and a variety of restaurants and bars.

Close by is the Greenwich Square Development, a new development by Hadley Mace bringing high quality new homes to the immediate area, whilst also providing a diverse range of community amenities.

# 3-5 Tunnel Avenue, Greenwich SE10 OSL

## Schedule

Unit	Type	Beds	M <sup>2</sup>	FT <sup>2</sup>
1	G/1	2	101	1,087
2	G/1	1	60.3	649
3	G/1	1	64	689
4	G/1	3	108	1,163
5	G/1	1	62.2	670
6	G/1	2	77.5	834
7	G/1	1	60.8	654
8	G/1	1	60	646
9	G/1	1	74	797
10	1	1	51.8	558
11	1	2	61.2	659
12	2	2	61.2	659
13	2	1	50.7	546
14	2	1	51.8	558
15	2	2	61.2	659
16	2	2	68.6	738
17	2	1	50	538
18	2	1	50	538
19	2	1	50.5	544
20	3	2	65.4	704
21	3	2	67.7	729
22	3	2	62.7	675
23	3	2	63.4	682
		Total	1,484.0	15,974

+44 (0)1992 660204

highfield-investments.co.uk

# 3-5 Tunnel Avenue, Greenwich SE10 OSL

## Transport

The site is a 5-minute walk from Westcombe Park Station, which provides direct trains into Cannon Street. North Greenwich Tube station (Jubilee line) is a 7-minute bus journey from the site.

## Planning permission

The application 16/3858/F was granted on appeal on the 18th July 2017 for the demolition of the existing building and the construction of a four-storey block comprising 23 self-contained flats measuring 15,574-sqft (NIA).

## Leases

There are two leases in place at the property, both expire in November 2019. The lease agreements are outside the L&T Act 1954. The total income equates to £64,000 per annum.

## Access

Please contact sole agents Highfield Investments to arrange access.

## Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

## Financial Contributions

The property is liable for a Mayoral and Greenwich CIL totaling approximately £106,785.

## VAT

VAT is not applicable and the property will be sold as a transfer of going concern.

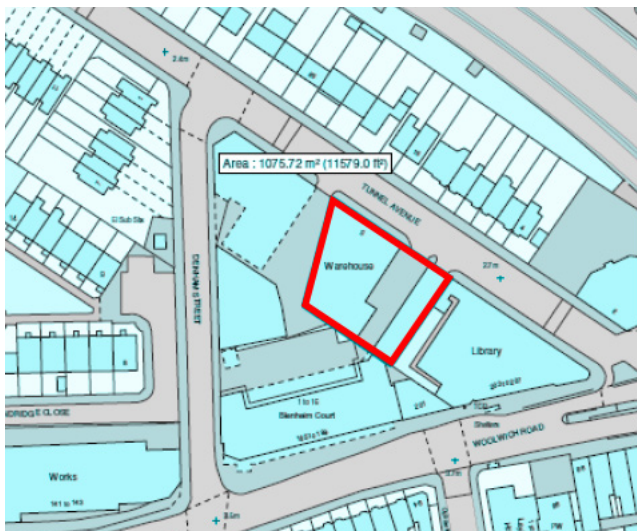
## Tenure

Freehold.

## Terms

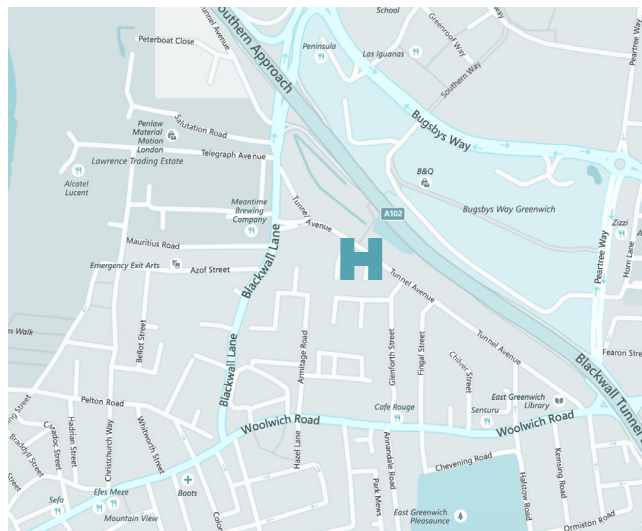
We are inviting offers in excess of £3,500,000 for the freehold interest.

## Site plan



Sam Bacon 01992 660204  
sam.bacon@highfield-investments.co.uk

## Location Map



Michael Isaacs 01992 660204  
michael.isaacs@highfield-investments.co.uk