



FOR SALE

70 Royal Hill
Greenwich
London SE10 8RF
Unique class E building

Suitable for development,
investment, or owner /
occupation.





Location

The property is located on Royal Hill, on a back land site bounded by a retail parade and allotments, 500 metres from the town centre. Access for pedestrians is via a passageway to Royal Hill and for vehicles from Prior Street.

Royal Hill is in the West Greenwich Conservation Area, an historic and highly desirable residential location.

Public transport is provided by Greenwich Station (National Rail / DLR) which is approximately 300m away, and numerous bus routes which pass close by.



Description

Neptune House is a brick built predominantly two storey Victorian building with single storey additions, situated on a site of approx. 6500 sq. ft. It benefits from excellent ceiling heights to both floors of the main building, and is currently used as a mixture of offices, studios, and consulting rooms

Accommodation

	GIA		NIA	
	SQ.M.	SQ.FT	SQ.M.	SQ.FT.
Ground Floor	329	3,540	240	2,591
First Floor	212	2,284	139	1,496
Second Floor	96	1,032	93	993
Total	637	6,856	472	5,080

Planning

We understand that the property falls with Class E of the Use Class Order.

Property Terms/Tenure

The property is for sale freehold with full vacant possession upon completion -Price on application.

EPC

The Property is rated 'E'





Digital Brochure & Virtual Tour

Please follow this link for basic floor plans, additional photographs and virtual tour:

<https://stak.co/viewer/6315eb2c18aa0d0a9098236a/details>

Data Room

Additional information including CAD plans, additional photographs etc are available in the data room.

https://hindwoods.sharepoint.com/:f:/s/dataroom/EOPtuvv-SyVBj1Hi11VbDuQBQq0btdwbV0F_LH7KvZEzcQ

Business Rates

The Premises have a rateable value of £27,000 (Dated 1 April 2017)

Legal Costs

Each party is to be responsible for their own legal fees.

VAT

We are advised that VAT is not payable upon the purchase

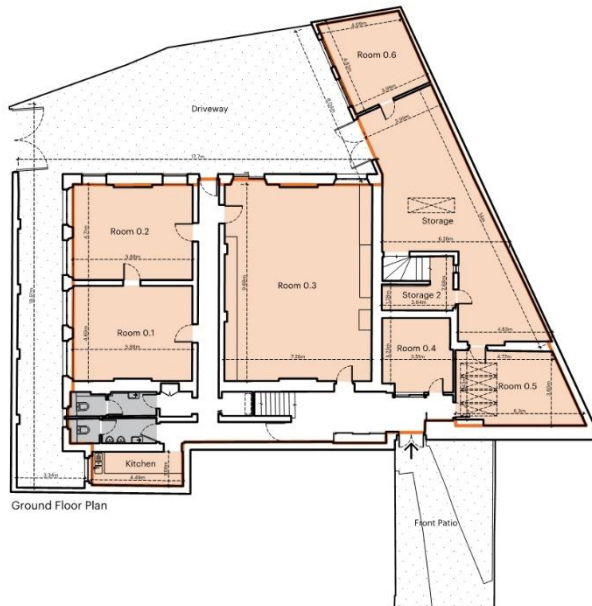
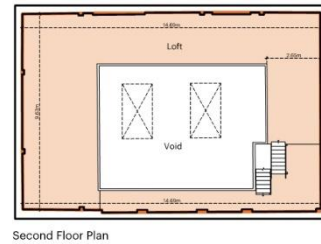
Viewing

Strictly via sole agents Hindwoods.

Edward Dent

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Orientation



Scale

1:200 @ A3



Additional Notes

* Area not captured during survey and excluded from measurements.