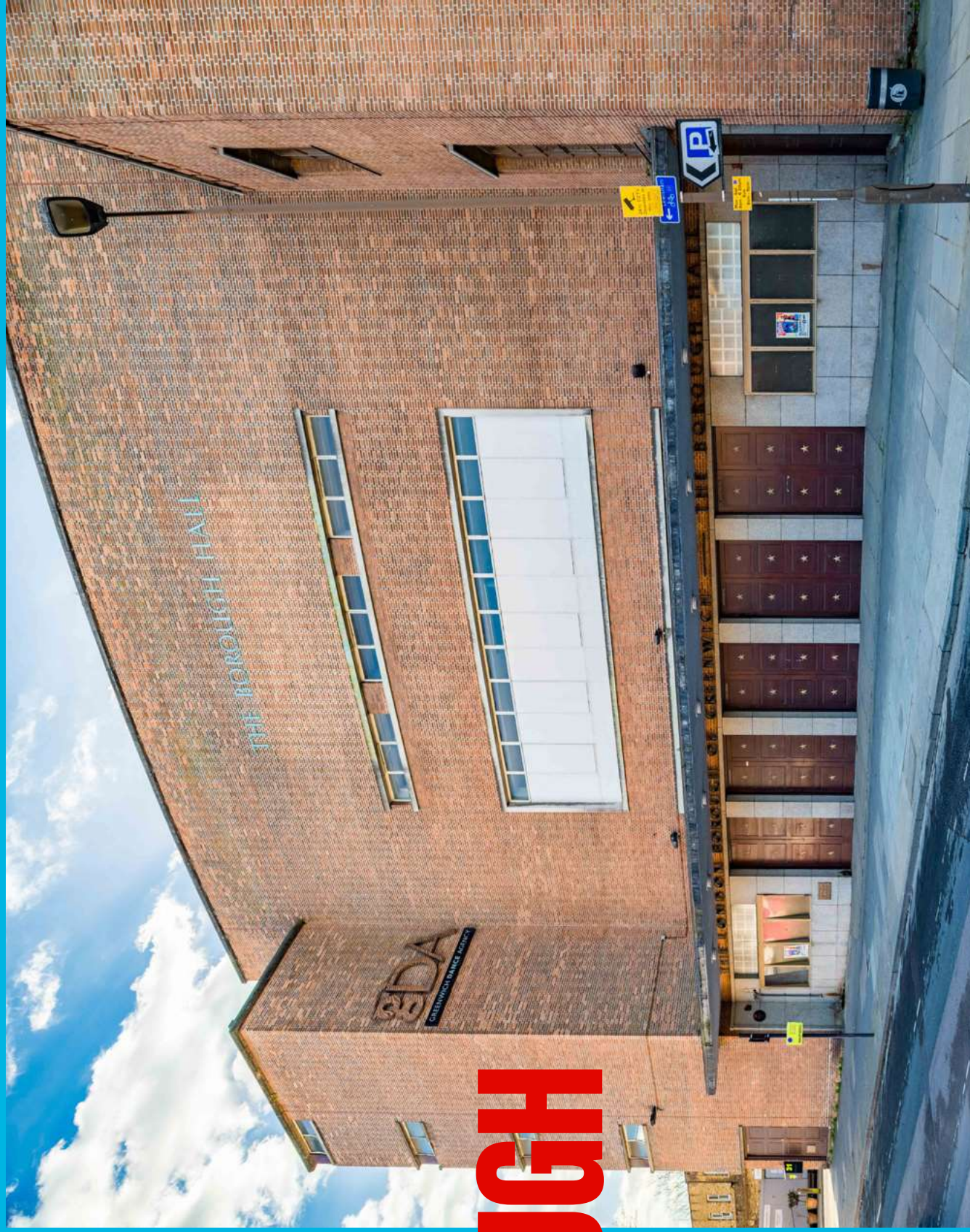




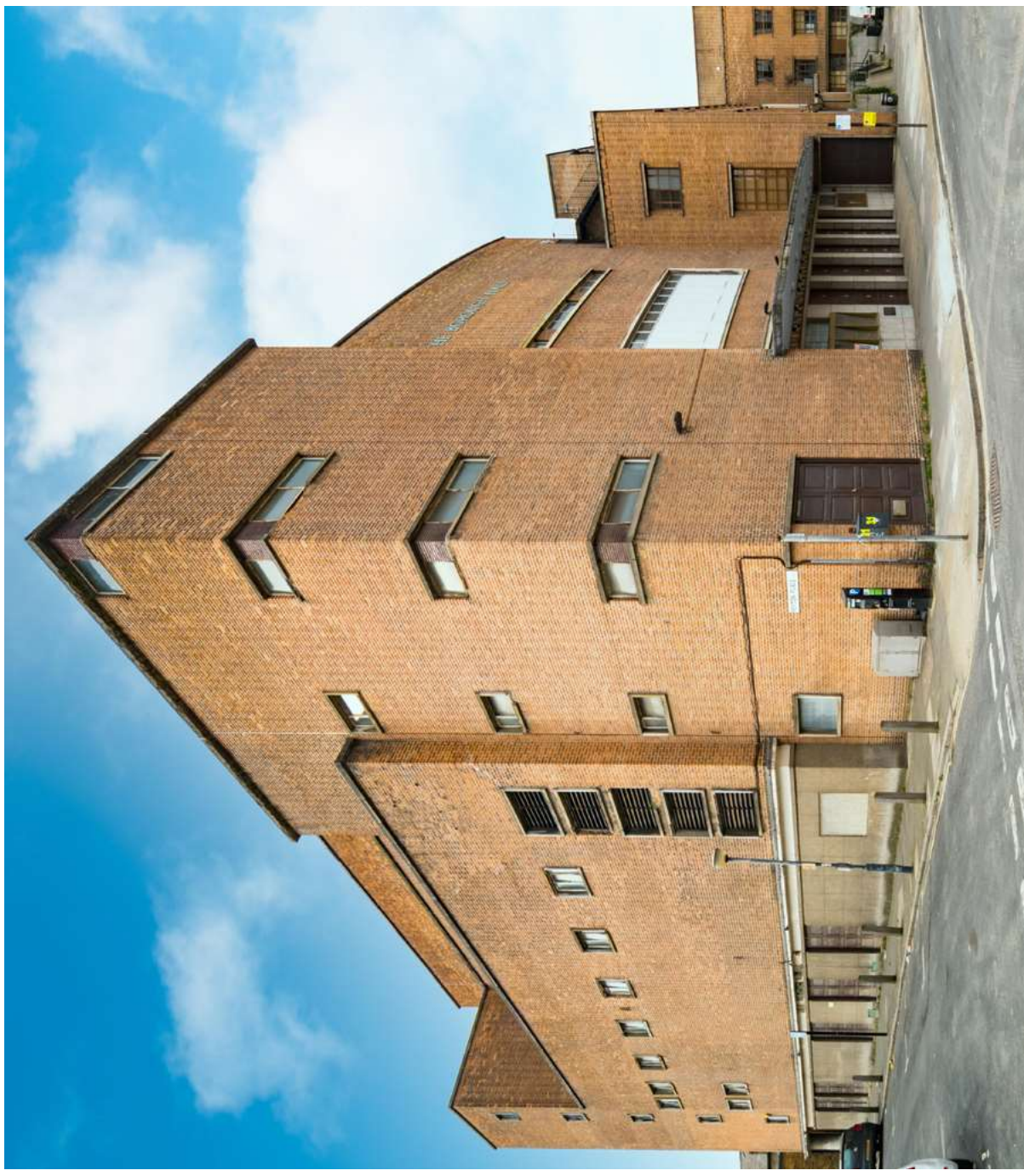
BOROUGH HALLS

**ROYAL HILL
GREENWICH
SE10 8RD**



A UNIQUE OPPORTUNITY LOCATED IN THE HEART OF VIBRANT GREENWICH. SUITABLE FOR A RANGE OF USES INCLUDING MULTI-PURPOSE EVENT SPACE, LEISURE, HOTEL AND OFFICE/WORKSPACE (SUBJECT TO PLANNING).

- 1930's former theatre building extending to approximately 40,000 sq ft GIA.
- Numerous internal areas and attractive features of notable heritage significance.
- New long leasehold interest from the Royal Borough of Greenwich.
- Premium and/or geared ground rent proposals invited.
- Located 200m from Greenwich DLR, 300m from Cutty Sark DLR, and within easy walking distance of Greenwich's extensive amenities.
- Offered with vacant possession.
- Offers on an unconditional basis are sought; however, offers on a conditional (subject to planning) basis may be considered.



LOCATION & SITE DESCRIPTION

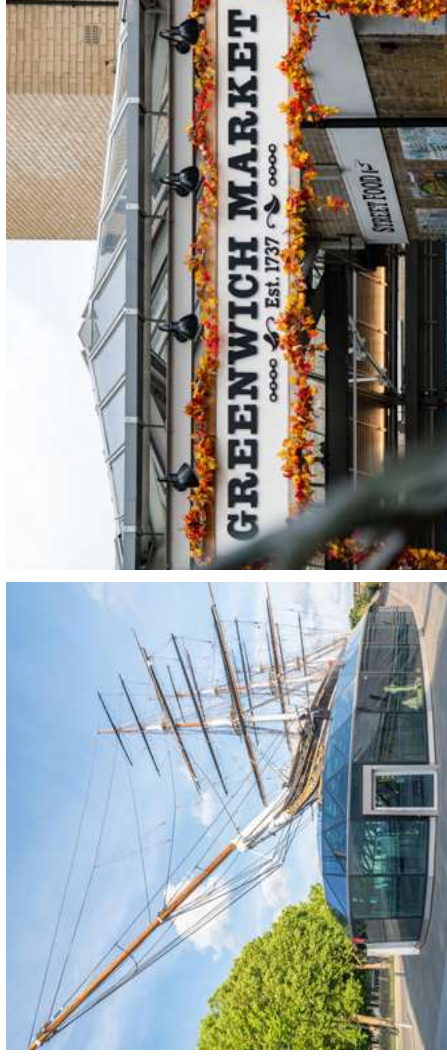
LOCATION

Borough Halls occupies a prominent site at the junction of three streets and close to a busy thoroughfare in Greenwich town centre. The property is located approximately 200m to the east of Greenwich railway and DLR station and 300m south of Cutty Sark DLR station. Both stations offer direct access to key London locations such as Canary Wharf in 9 minutes, Bank in 20 minutes and Stratford in 22 minutes. Greenwich station also offers rail services via Thameslink and Southeastern Railway to London Bridge in 10 minutes, Blackfriars in 17 minutes and London St Pancras in 26 minutes.

There are a number of bus routes in the immediate area, with bus stops located within 100m from the site on Greenwich High Road (A206), offering access to and from Canada Water, London Bridge, Trafalgar Square and Lewisham via routes 180, 199 and N199.

The site is surrounded by charming residential areas with numerous boutique shops, eateries and pubs. Greenwich town centre is full of activity, offering a bustling street scene of outdoor food markets, drinking establishments, coffee shops and clothes stores all set within the narrow roads and alleys of Georgian and Victorian architecture that lead up to the famous Cutty Sark on the riverfront.

Borough Halls is a short walking distance from the numerous green spaces of Greenwich and situated just 200m west of the 180-acre Greenwich Park, one of the Royal Parks of London and part of the Greenwich World Heritage Site.



SITE DESCRIPTION

The property comprises a vacant Grade II listed building, previously used as a theatre and then a dance studio, which sits on a broadly rectangular plot and is roughly rectangular itself. The site is bound by Peyton Place to the south, Royal Hill to the east, commercial buildings to the west and Meridian House, which physically adjoins the building, to the north.

The total property area extends to approximately 40,000 sq ft. It is made up of two halls, each with a timber stage, the first of which is The Minor Hall located on the ground floor and the second is Borough Halls which is the larger of the two and located on the first floor. Each hall has associated cloakrooms and toilets, with a kitchen attached to the Minor Hall and a refreshment room attached to Borough Halls. The remainder of the building is comprised of former dressing rooms and plant rooms in the basement, with more former dressing rooms on the mezzanine, third and fourth floors, as well as staff and public toilets situated off the staircases. Floor to ceiling heights in Borough Halls reach an impressive 11.5m, and as a theatre the building has capacity for approximately 600 patrons.

TITLE

The Site is held freehold by Royal Borough of Greenwich under title number SGL157604.

A full report on title, along with Title Plan and Register, is available in the data room.



Proposed leasehold demise in red with right of access to neighbouring property shaded in blue.



OPPORTUNITY

PLANNING

An initial statement of planning potential, produced by Royal Borough of Greenwich Planning Team, indicates that there is acceptability of proposed change of use (considering heritage only). Some of the key points of consideration are listed below:

- The building was designed for civic use and has 'significant special character'. Any proposal that requires subdivision of the main public spaces are unlikely to be supported.
- There may be scope for potential office/workspace type use, however, the main hall could not be considered for such use.
- There is scope for a hotel use with a small amount of hotel rooms on the upper floors and associated open plan multiple restaurants / bars accommodated at the main hall.
- The main hall could be used as a multi-purpose events venue together with a hotel use on the upper floors.
- A creative use for the main hall would reinforce the public access to what was once a 'civic building'.
- Potential for roof extension.
- Any new scheme must seek to repair and restore the building, and pay particular attention to the building's historic and architectural significance.

The statement of planning potential along with a Heritage Report is available to view in the data room. Prospective purchasers will be required to carry out their own additional planning due diligence.

VACANT POSSESSION

The Property is offered with full vacant possession.



FURTHER INFORMATION

TENURE

The property is to be sold by way of a new long leasehold interest. The vendor is minded to offer a lease term of 250 years, although this will be subject to discussion. The leaseholder will pay a geared ground rent and/or lease premium (to be agreed) with the Royal Borough of Greenwich.

VIEWINGS

Viewings are by appointment only, to be arranged with Montagu Evans as sole agent. Viewing days will be arranged with details available on application.

METHOD OF SALE

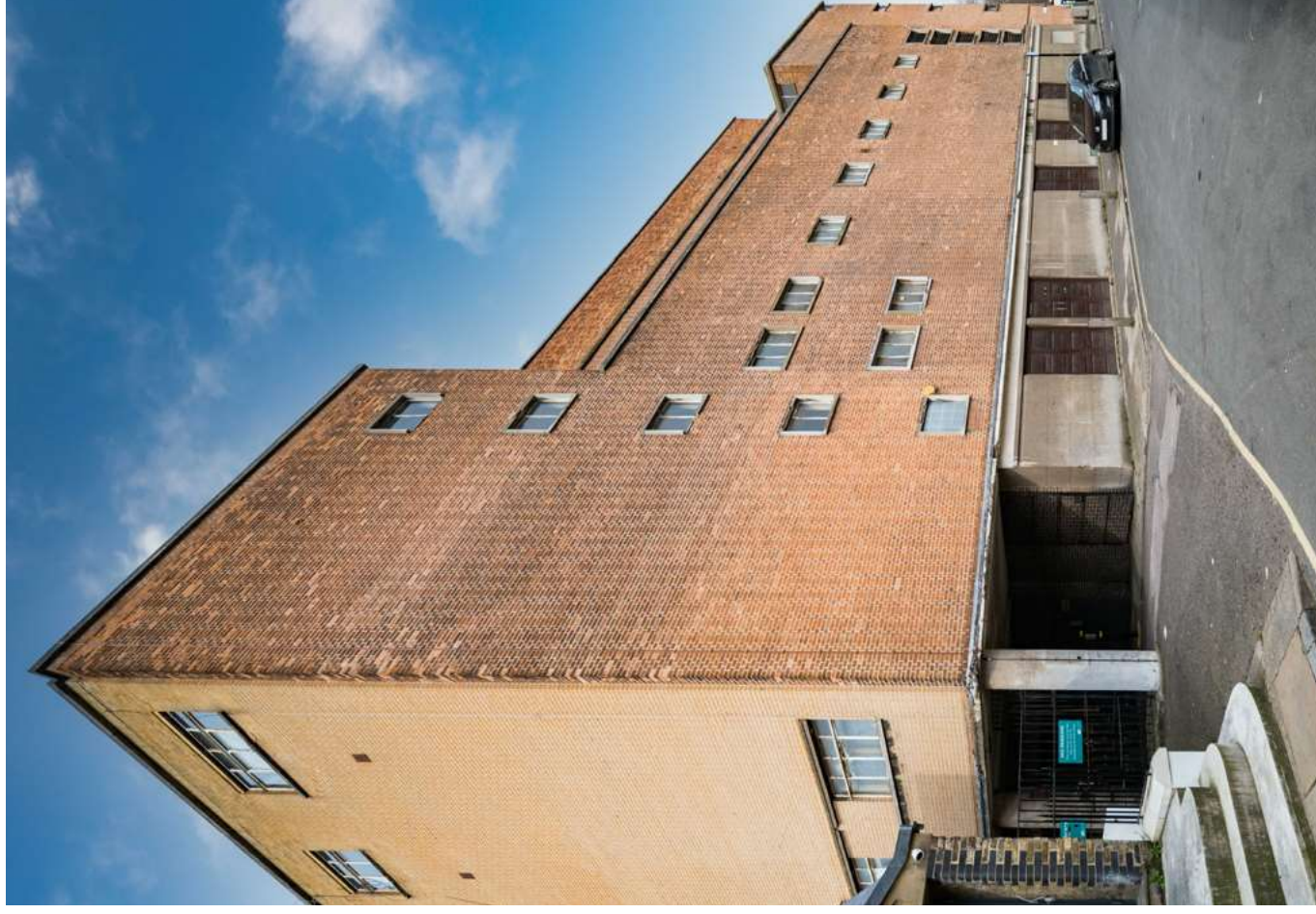
Expression of Interest stage will be held in the first instance. If the vendor deems it necessary, a final tender stage for best bids will be held afterwards. Offers on an unconditional basis are sought, however, offers on a conditional (subject to planning) basis may be considered.

DATA ROOM

Further information pertaining to the sale of the property is available in a data room which can be accessed via the dedicated website https://protect-eu.mimecast.com/s/rVviC8E1ZU6w98Ncn8_wk. These documents include:

These documents include:

- Title Register and Plan
- Report on Title
- Expression of Interest Bid Template
- Draft Heads of Terms for lease
- Site plans, drawings and floor plans
- Statement on Planning Potential
- Heritage Report
- Asbestos Report
- Measured Survey
- Condition Survey
- Supporting technical reports



ENQUIRIES

For all enquiries and further information please contact:



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