



The Royal Oak, 17 Woodman Street, North Woolwich, London, E16 2LN

SUMMARY

- Freehold public house available in London.
- Vacant unit
- Planning permission granted
- Suitable for various businesses (STP)
- Good transport links
- London City airport approx. 1 mile away.
- Residential area
- DLR station approx 0.6 miles away

DESCRIPTION

The public house is currently vacant and extending to approximately 2,981 sqft. The property has planning permission for the retention of the public house.

SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

COMERCIAL

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Basement/Ground	Commercial A4 pub	256	2,981
Total		256	2,981

PLANNING REFERENCE

18/00288/FUL Newham Council

LOCATION

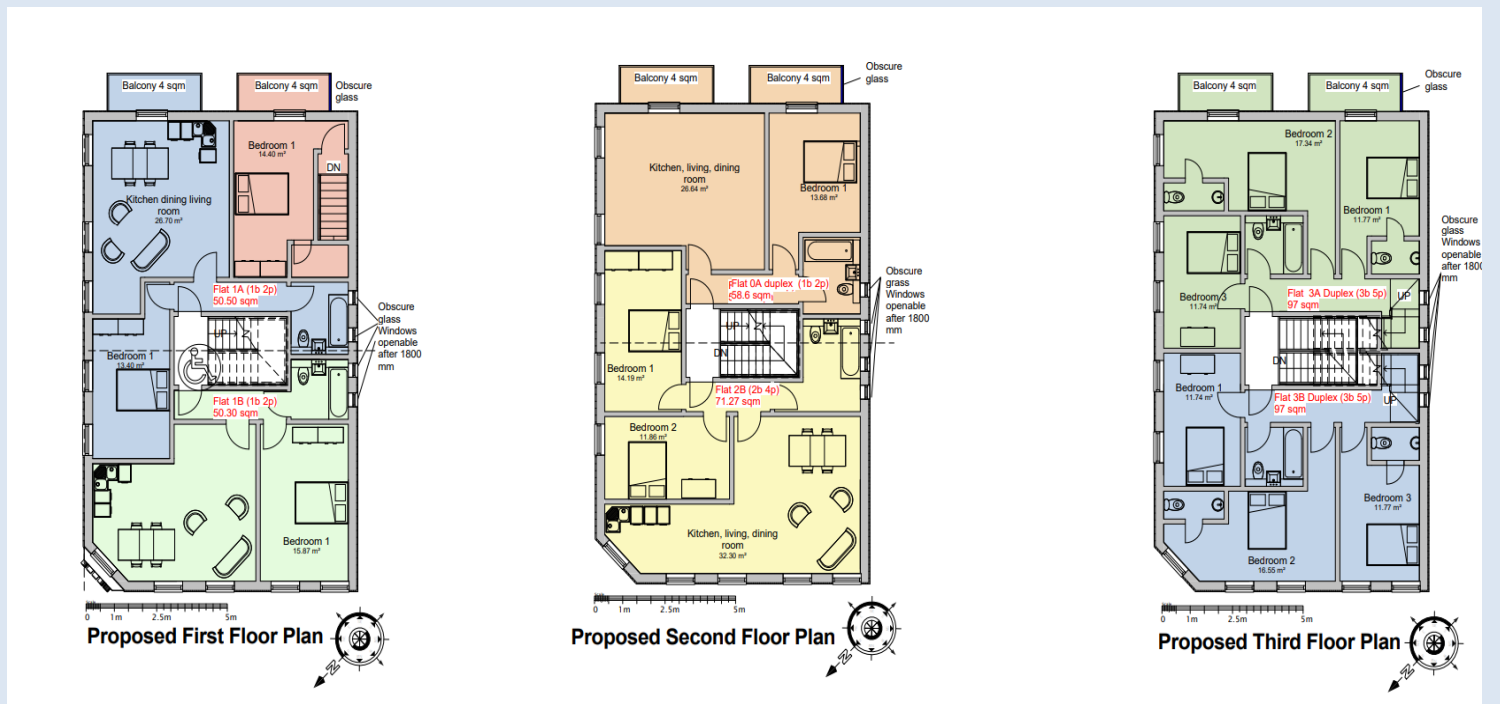
The property is situated in North Woolwich, London. The property is under London Borough of Newham. North Woolwich is known as a residential area and DLR station approximately 0.6 miles from the property. London City airport is approximately 1 mile away from the property.

PLANNING & DEVELOPMENT

The site is located on the south western corner of the junction of Woodman Street and Glenister Street in North Woolwich and comprises a single storey pub building known as The Royal Oak.

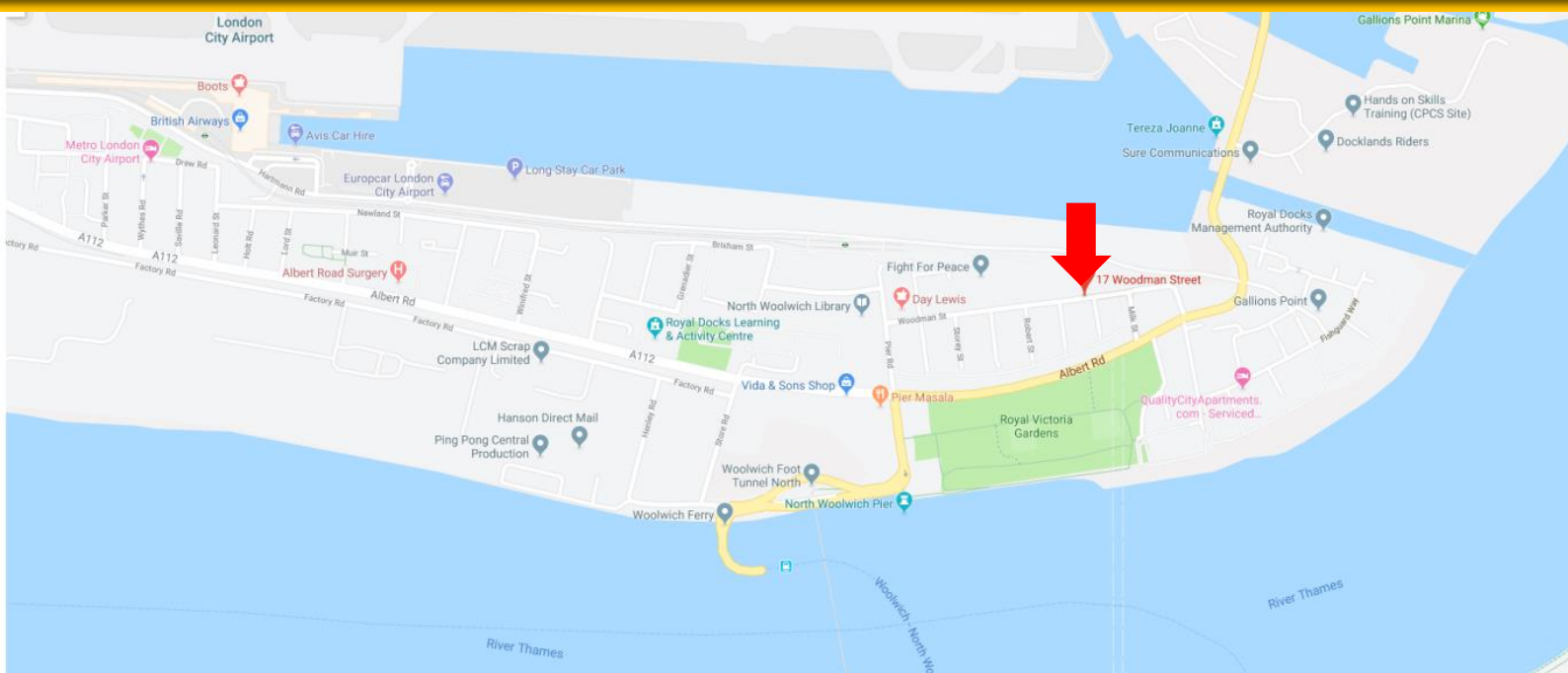
The Royal Oak is on 17 Woodmans Street, North Woolwich, London has been granted planning permission on 30th January 2018. The planning permission is granted as retention of current building, and the construction of 3 storey extension to consist of 6 flats (3 x one bedroom flats, 2 x two bedroom flats and 1 x 3 bedroom flats).

PROPOSED FLOOR PLAN



BLOCK PLAN





TENURE

Freehold with vacant possession POA

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

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