



020 7566 6455

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# DEVELOPMENT / INVESTMENT UPDATE

## February 2012

*If you are interested in selling your property,  
we have active purchasers who would  
consider all new opportunities.*

*Please telephone **Paul Goodsir or Robert Graham** on **020 7566 6455**  
if you would like to discuss your property matters.*

**SITES/DEVELOPMENT OPPORTUNITIES AVAILABLE IN LONDON,  
SOUTH EAST ENGLAND, MANCHESTER AND GLASGOW,  
SCOTLAND**

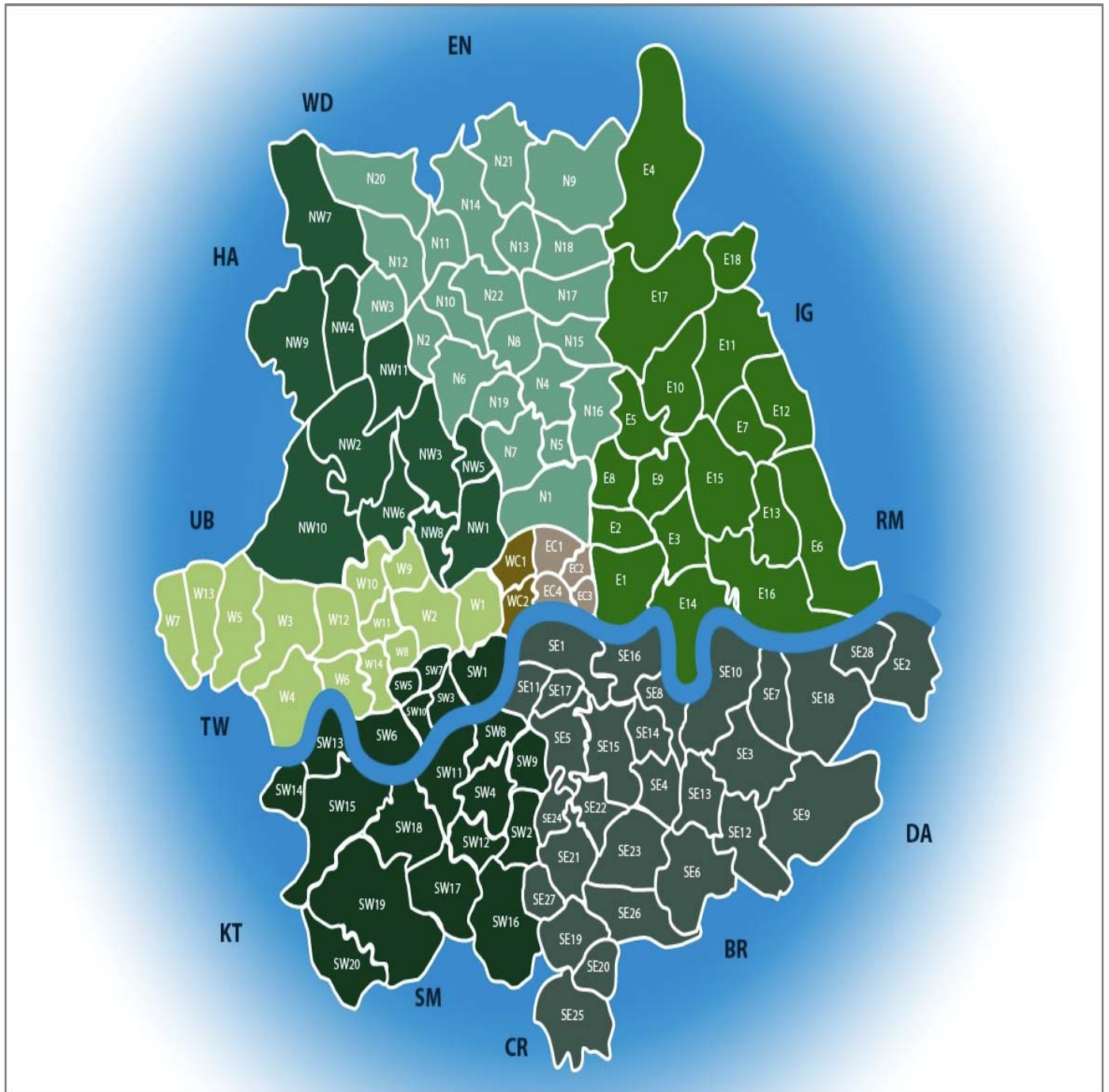
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**[www.goodsirgraham.co.uk](http://www.goodsirgraham.co.uk)**

**9-10 Domingo Street, London EC1Y 0TA**

Commercial Property Agency • Property Investment Consultants • Surveyors • Managing Agents • Residential Lettings

*London is a big place, so to help you find your ideal location we have produced the following map which will help you determine the right area for your business.*



## Development / Investment & Purchase Opportunities

### E1



15 Dock Road, London E1

**To Sale**

Recording Studio (B1 Use Class)  
In East London

1,395 Sq Ft (129.5 sq m) Approx NIA

**Price: £360,000**  
**(c.122 Years Long Leasehold)**

Ref:1292.01.O.RG

### E8



**REDUCED PRICE!**

**\*50% Now Sold\***

**College and Educational Premises (STP)**

3-5 Dunston Road, Haggerston, Hackney,  
London E8

**For Sale**

Media Style Office Premises In New Mixed  
Use Development Approx 70 Metres From  
Haggerston Station

**Price: £200,000**

Ref: 706.06.O.RG

**FREEHOLD INVESTMENT**

17-19 Shacklewell Lane, Hackney, London  
E8

**For Sale (Freehold)**

Ground Floor Office Premises & 14 Ground  
Rents Within New Development Let To Met  
Police Producing A Total Of £32,750 per  
annum.

**Price: OIEO £400,000 (Freehold)**

Ref: 793.O.RG



## E14



**322 Burdett Road, Poplar,  
London E14**

**Freehold Investment For Sale**

Restaurant ½ Mile From Canary Wharf With  
3 1 Bedroom Apartments, Recently Re-built  
Producing £68,000 per annum

**Price: £675,000 (Freehold)**

Ref: 1217.01.INV.RG

## EC1



**2-8 Honduras Street, Clerkenwell,  
London EC1**

**For Sale**

Office Unit Located In Clerkenwell & c.  
400 Metres From Old Street

1,635 sq ft Approx NIA

**Price: £654,000  
(125 Years long leasehold)**

Ref: 616.O.RG



**Placido House, 4 – 5 Domingo Street,  
London EC1Y**

**For Rent / Sale**

Self Contained Office Building c. 200  
Metres From Barbican Station

1,931 Sq Ft (180 sq m) Approx GIA

**Price: Upon Application**

Ref: 1289.O.PG

**N1**



**238 St Paul's Road, Highbury/ Islington,  
London N1**

**For Sale**

Retail (A1) Premises  
In Affluent Islington

505 sq ft (46.9 sq m)

**Price: £250,000  
(125 Long Leasehold)**

Ref:456.R.JPM



**194 Pitfield Street, London N1**

**For Sale**

Retail Investment For Sale  
Long Leasehold Let To A Convenience  
Store Investment Showing  
a 7.99% Net Yield

920 Sq Ft (85.4 Sq M) Approx NIA

**Price From: £249,500  
(250 Long Leasehold)**

Ref: 1438.INV.JPM



**176 Copenhagen Street,  
Kings Cross,  
London N1 0ST**

**For Sale**

Newly Fitted Showroom Suitable For A  
variety Of Uses c.1000 M. From Kings  
Cross at St Pancras Station

Sizes From 1,469 sq ft (136.5 sq m),  
2,000 sq ft (185.8 sq m), 4,000 sq ft  
(371.6 sq m) to 5,469 sq ft (508.1 sq m)  
Approx NIA

**Price From: £450,000  
(Long Leasehold)**

Ref: 1395.O.JPM



**4 Underwood Row, Islington,  
London N1**

**For Sale**

Stunning Loft Style Office Studios Close  
To Old Street Underground And  
Silicon Roundabout

1,500 Sq Ft (139.35 sq mt) Approx NIA

**Price: OIRO £620,000  
(Long Leasehold )**

Ref: 635.01.O.PG



**17 Micawber Street, Islington,  
London N1**

**For Sale**

Office / Studio (D1 Educational STP)  
Available Within An Award Winning  
Mixed Use Development  
2,435 sq ft (226.2 sq m) Approx NIA

**Price: £487,000  
(Long Leasehold Interest)**

Ref: 729.3.O.RG

**N15**



**\*REDUCED PRICE\***  
**19 Bernard Road, South Tottenham  
London N15**

**For Sale**

Entire Industrial Property in South Tottenham  
Planning Permission for 5 Industrial Units\*.

16,380 sq ft Approx

\*This planning has now lapsed

**Price: £1,250,000 (Freehold)**

Ref: 316.IND.RG

**N16**



**2 Shelford Street, Stoke Newington,**

**London N16**

**For Sale**

Long Leasehold (s) For Sale  
9 New Office (B1) Units  
From 333 sq ft (30.92 sq m) –  
878 sq ft (81.53 sm) Approx

**Prices: From £140,000**

**(Long Leasehold)**

Ref: 1150.O.JA

**NW1**



**1 – 5 St Pancras Way,  
London NW1**

**For Sale**

Pre Sale Opportunity Located c.750  
Metres  
From Kings Cross & St Pancras  
International (Rail Station)  
1,837 sq ft Approx NIA

**Price: £700,000  
(125 Year Leasehold)**

Ref: 562.O.JA



**Unit 3, 2 Tunstall Road, London SW9**

**For Sale**

For Sale Office / Work Unit In Brixton  
Including Car Parking

1,125 Sq Ft (104.5 Sq M) Approx NIA

**Price: £425,000  
(Long Leasehold)**

Ref: 842.01.O.TF

## SE1



### Tennis Court, Winchester Street, Borough Market, London SE1

**For Sale**

Office & Residential Freehold Investment Building Located In Fashionable Borough Market London SE1 Producing £48,250 pa

**Price: £650,000  
(Freehold Subject to the Tenancies)**

Ref: 133.01.INV.RG

## SE6



### 16 Catford Hill, London SE6

**Freehold / Part Investment**

**For Sale**

Freehold Shop With 1 Bedroom Flat

460 sq ft (42.8 sq m) Approx. GIA Plus 1 Rear Bedroom Flat

**Price: £180,000  
(Freehold / Part Investment)**

Ref: 1411.INV.JPM



### 78 Rushey Green, Catford, London SE6

**Freehold for Sale**

Freehold Retail & Office Investment  
On a Busy High Street  
2,005 sq ft Approx NIA  
Producing: £31,000 pax

**Price: £525,000 (Freehold)**

Ref: 1052.INV.RG

**SE16**



**30-32 Bermondsey Wall West,  
London SE16**

**For Sale  
\*REDUCED PRICE\***

For Sale Newly Developed Art Gallery  
With Live Work Use  
Fitted To A High Standard

1,495 sq ft (138.8 sq m) Approx NIA

**Price: £595,000 (125 Year Leasehold)**

Ref: 727.03.R.RG

**W3**



**1 F West Point, Warple Way,  
London W3**

**For Sale**

For Sale – Media Style Office In Prominent  
Art Deco Building With 3 Car Parking Spaces

1,350 sq ft (125.4 sq m) Approx NIA

**Price: £180,000  
(c.960 Years Long Leasehold)**

Ref: 1390.O.RG

**W10**



**Unit 17, The Linen House, Kilburn Lane,  
Queens Park, London W10**

**For Sale**

Office/Studio With Secure Car Parking In  
Attractive Courtyard

1,196 Sq Ft Approx NIA

**Price: £275,000  
(c.999 Long Leasehold)**

Ref: 1181.O.RG

### M11 (Manchester)



831 Ashton Old Road,  
Manchester M11 3LW

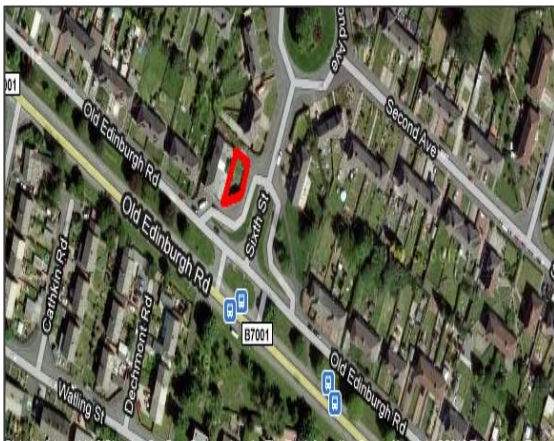
**For Sale**

Freehold/Long Leasehold site for sale  
Development Opportunity  
Ex Petrol Station

**Price: £150,000**

Ref: 1191.D.JA

### G32 (Glasgow)



209 – 211 Old Edinburgh Road,  
Glasgow, Scotland

**For Sale**

Feuhold For Sale Development Opportunity

**Price: £115,000 (Feuhold)**

Ref: 1192.D.JA



20-24 Baillieston Road, Glasgow,  
Scotland G32

**For Sale**

Feuhold For Sale  
Development Opportunity

**Price: £220,000 (Feuhold)**

Ref: 1193.D.JA



## (Johnstone, Scotland)

199 Main Road, Elderslie,  
Johnstone, Scotland

### For Sale

Feuhold For Sale With Outline Planning  
Permission For  
A Detached Two Storey House

**Price: £50,000 (Feuhold)**

Ref: 1194.D.JA





***If you require any further information on any of the properties advertised, please do not hesitate to contact one of our team members on***

***020 7566 6455***

***or email***

***[info@goodsirgraham.co.uk](mailto:info@goodsirgraham.co.uk)***

***You can view all of our available properties on our website:***

***[www.goodsirgraham.co.uk](http://www.goodsirgraham.co.uk)***

***Paul Goodsir – Commercial Agent***

***Robert Graham - Commercial Agent***

***Jamie Mackenzie – Commercial Agent***

***Tom Frost – Commercial Agent***

***Julie Morris – Office Manager***



## **Property Management**

**Goodsir Graham also offers a professional and efficient management service for both residential and commercial properties.**

**Our management team have a portfolio consisting of residential, office and retail premises throughout London. We have a reputation for being one of the most active commercial agents in this locality and we are ever increasing our management portfolio.**

**If you would be interested in instructing us to manage your property or would like further information, please do not hesitate to contact Paul Goodsir or Guy Cochrane who would be more than delighted to assist.**



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