



Merchant Street, London, E3

BUTLER & STAG



Freehold development site for sale in close proximity to Mile End Station. Measuring almost 5000 square foot this former Chapel presents a fantastic opportunity for a residential or mixed-use development STP (subject to planning).



Freehold

- Site with Residential Potential
- Locally Listed Building
- Current Commercial Usage
- Offered with Vacant Possession
- Close to Several Transport Links

Freehold development site for sale in close proximity to Mile End Station. Measuring almost 5000 square foot this former Chapel which is currently used as a GP surgery and vacant offices represents a fantastic opportunity for a residential or mixed-use development STP (subject to planning).

The site is locally listed but not deemed a site of significance by English Heritage.

Based on our own research, if knocking the building down is permitted, there is an opportunity to build a new scheme over five floors. This could be commercial over ground and basement with nine apartments over the first, second, and third floor. If building without any commercial, the site supports massing for up to sixteen brand new apartments. If knocking the building down is not permitted, there is a relatively straightforward conversion within the existing structure that should generate eight to nine brand new residential apartments arranged over four floors, basement, ground, first, and loft space.

Merchant Street is in the heart of Mile End, which is a sought after district in East London, on the city fringe. The site benefits from excellent transport links, including Mile End Underground (Central, District, and Hammersmith & City) Bow Road (District and Hammersmith & City), and Bow Church DLR all within 5 minutes-walk.

Nearby new sites of comparable interest - Linden Homes have recently converted the former hospital at St Clements (200 meters from Merchant Street) with average prices exceeding £750 per square foot.





IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

A large, dark blue silhouette of a stag's head with prominent antlers, facing left, serves as a background for the contact information on the right side of the page.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk