

REDEVELOPMENT OPPORTUNITY



SITUATION

Located close to the junction with Orpheus Street, adjacent to a **Post Office** and amongst such multiple retailers as **Costa Coffee, McDonald's, Morrisons, Betfred, Subway, Scope, Co-op Food, NatWest, Paddy Power** and **Nando's**. Camberwell is a densely populated residential area which lies approximately 3 miles south-east of Central London.

PROPERTY

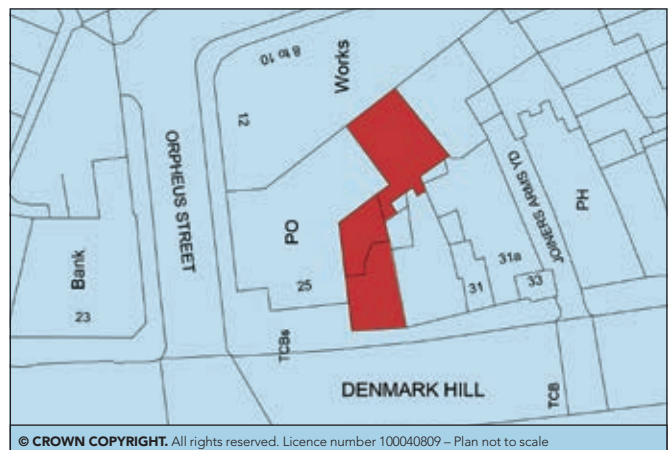
A mid-terraced building comprising a **Ground Floor Shop** with separate front access to **Offices** on the first floor and a **Self-Contained Flat** on the second floor. In addition, the property includes a **Large Rear Yard Area**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant Building
with Planning
for 4 Flats & Shop**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**



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ACCOMMODATION

Ground Floor Shop

Internal Width	20'11" (max)
Shop Depth	21'8"
Built Depth	30'8"
WC	
GIA	Approx 500 sq ft

First Floor Offices

GIA	Approx 555 sq ft
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Second Floor Flat

2 Rooms, Kitchen, Bathroom/WC	
GIA	Approx 450 sq ft

Total GIA	Approx 1,505 sq ft
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PLANNING

Planning Permission was granted on 12th November 2014 by Southwark Council (Ref: 13/AP/4292) for 'Refurbishment and extension to existing high street property to provide 4no new dwellings and a new shop unit' which would effectively create:

Ground Floor:

- 1 x Shop (Approx. 310 sq ft¹)
- 1 x Studio Flat (Approx. 430 sq ft¹) with Private Garden

First Floor:

- 1 x 2 Bed Flat (Approx. 655 sq ft¹) with Rear Terrace

Second Floor:

- 1 x 2 Bed Flat (Approx. 660 sq ft¹) with Rear Terrace

Third Floor:

- 1 x 1 Bed (+ Study Room) Flat (Approx. 635 sq ft¹) with Front Roof Terrace and Rear Balcony

Planning Documents available from Auctioneers.

¹Areas as stated on Plans within Planning Permission.

Note: The majority of the Rear Yard Area is not included within the above Planning Permission and therefore it may have alternative uses for the freeholder of the Property.



JOINT AUCTIONEERS

Metrus - Tel: 020 7079 3976
Ref: J. Milan, Esq - Email: jm@metrus.co.uk

VENDOR'S SOLICITORS

Clifford Holmes Solicitors - Tel: 01242 529 933
Ref: R. Clifford Holmes, Esq. - Email: rch@cliffordholmes.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts