

**INVESTMENT / DEVELOPMENT OPPORTUNITY**



**SITUATION**

Located at the junction with Arklow Road in this residential area, less than 1/2 mile from Deptford Rail Station and approx. 1 mile from Deptford Bridge DLR Station. The property benefits from good road links via the A2 and is nearby the University of Greenwich.  
Deptford is located between Surrey Quays and Greenwich, some 4 miles south-east of central London.

**PROPERTY**

Comprising a **Large Ground Floor Commercial Unit (with A1/A2/B1 Use) in shell and core condition** located within this recently developed residential block.

**ACCOMMODATION**

**Ground Floor Commercial Unit**

Gross Frontage 58'5"  
Return Window Frontage 45'8"  
Built Depth 49'10"  
WC

**GIA** **Approx. 2,750 sq ft plus Bin Store**

**VAT is NOT payable in respect of this Lot**

**Vacant Commercial Unit**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

**TENURE**

**Leasehold for a term of 200 years from 17th June 2011 at a peppercorn ground rent.**

**Offered with FULL VACANT POSSESSION**

**Note 1: There may be potential for alternative uses including Residential, subject to obtaining the necessary consents.**

**Note 2: 6 Week Completion.**



**VENDOR'S SOLICITORS**

Carpenters Rose - Tel: 020 8906 0088  
Ref: M. Rose - Email: mr@carpentersrose.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