



SITUATION

Located close to the junction with Portland Road, adjacent to **Betfred** and amongst such multiples as **Costa Coffee, Subway, Post Office, Mama Dough** and **Greggs** as well as a host of local traders. Norwood Junction Station (Thameslink and Overground) is in close proximity. South Norwood lies approx. 10 miles south-east of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at rear ground and first floor level.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 17'0"
Internal Width 14'11"
Shop Depth 25'0"

Flat

Rear Ground Floor: 2 Rooms and 2 Store Cupboards
First Floor: 2 Rooms, Kitchen, Shower Room

¹Not inspected by Barnett Ross

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING:

Planning Permission was granted on 29th June 2018 for 'Demolition of a single storey/two storey rear projection, erection of a single/two storey extension to create a 1 bed flat on ground floor and reconfigure the first floor to create a 1 bed flat' Plans and Documentation available from the Auctioneers.



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Vacant Shop with Planning for 2 Flats

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Joint Auctioneers

Homecastle, 69 High Street, South Norwood,
SE25 6EB Tel: 020 8771 1448 Ref: Angus Smith
Email: info@homecastle.co.uk

Vendor's Solicitors

W T Jones
Tel: 020 7405 4631 Ref: Peter Hambleton
Email: pch71gir@gmail.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**