Lot 28

20 High Street, South Norwood, London SE25 6EZ



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 Internal Width Shop Depth Flat Rear Ground Floor:

First Floor:

¹Not inspected by Barnett Ross

17'0"

14'11"

25'0"

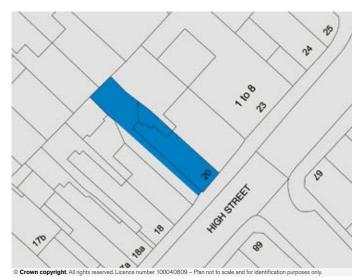
2 Rooms and 2 Store Cupboards 2 Rooms, Kitchen, Shower Room

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.



Vacant Shop with **Planning for 2 Flats**

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

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

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