



SITUATION

Located on this established retail thoroughfare, opposite the junction with Willshaw Street, nearby a **Post Office**, amongst a variety of independent traders and under 100 yards from Deptford High Street. New Cross Station (Overground & Southeastern), Deptford Station (Thameslink & Southern) and Deptford Bridge Station (DLR) are all within close proximity.

New Cross is situated between Greenwich and Peckham and lies approx. 7 miles south-east of central London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate front access to **6 Self-Contained Flats** on basement, ground, first, second and third floors with uPVC double glazing.

In addition, the property includes a **Rear Astrourfed Garden** which can also be accessed via a right of way from a street gate located two doors along in New Cross Road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **the executors of A. M. Lori** for a term of 25 years from 29th September 2003 at a current rent of **£18,000 per annum** exclusive.

Rent Review September 2023 (Outstanding – Landlord quoted £45,000 p.a. and the Tenant has not agreed to this figure).

Note: We understand that the entire property has been sub-let at a substantially higher rent than is currently being paid.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'9"
Internal Width	7'11"
narrowing at rear to	5'3"
Shop Depth	28'6"
WC	

Basement Flat

4 Rooms (no natural light), Kitchen, Utility Room, Bathroom/WC (GIA Approx. 670 sq ft)

Rear Ground Floor Flat

Studio Room with Kitchen, Shower Room/WC (GIA Approx. 190 sq ft)

Mezzanine Floor Flat

Studio Room with Kitchen, Shower Room/WC (GIA Approx. 120 sq ft)

First Floor Flat

Studio Room, Kitchen, Shower Room/WC (GIA Approx. 335 sq ft)

Second Floor Flat

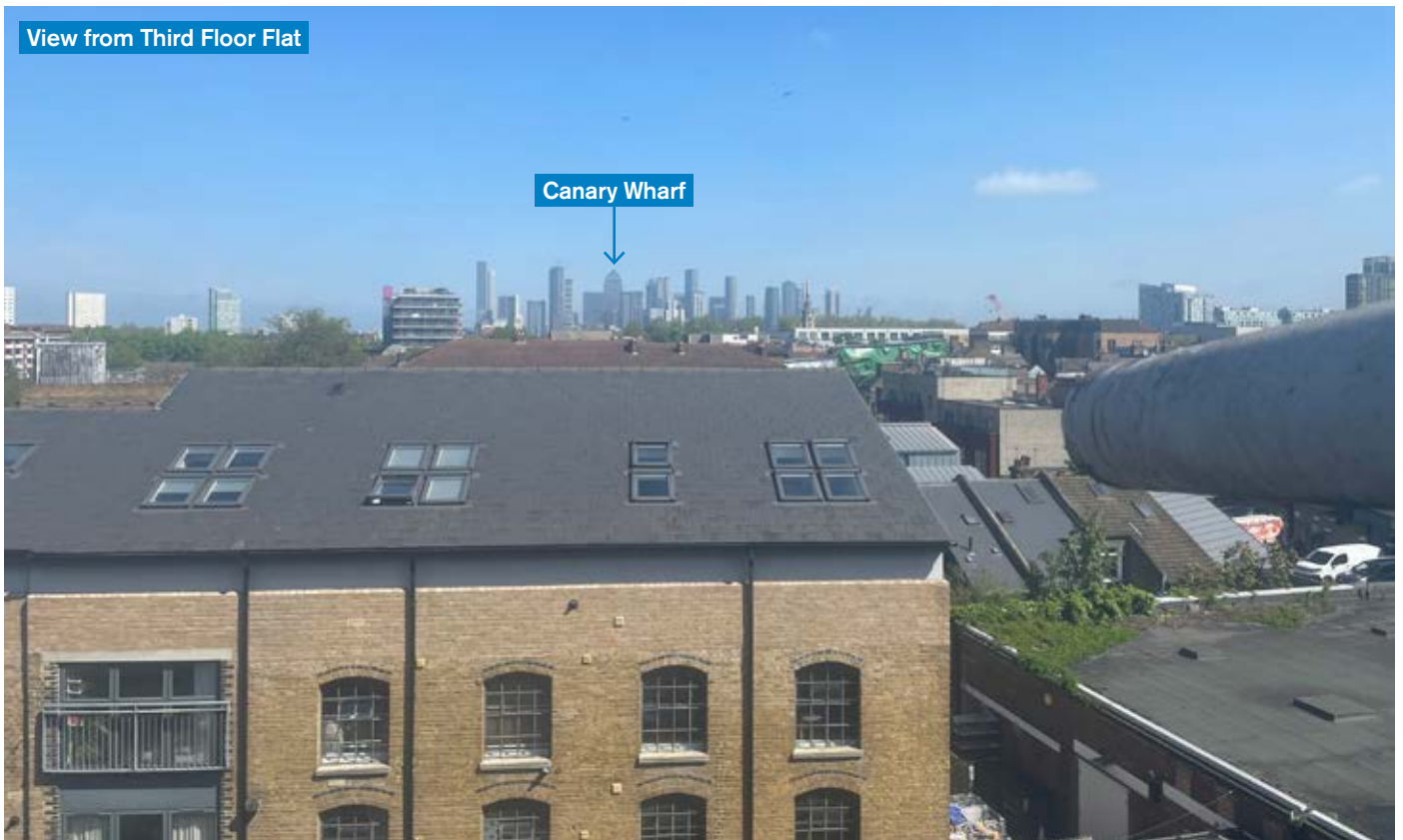
Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 355 sq ft)

Third Floor Flat

Studio Room, Kitchen, Bathroom/WC
The flat is in partial shell condition with no kitchen & bathroom fittings. (GIA Approx. 355 sq ft)

Total Residential GIA Approx. 2,025 sq ft





£18,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**