

Lot 45

By Order of the Executors

323 Baring Road, Grove Park, London SE12 0DZ

GUIDE PRICE: £120,000



FREEHOLD INVESTMENT PROPERTY WITH DEVELOPMENT POTENTIAL

This end of terrace property is situated within a popular town centre of mainly occupied units. The parade consists of the local mainline station that connects to London, multiple users such as Coral Bookmakers, Somerfield and Tesco Express along with numerous local traders and occupiers. This brick built building constructed under a pitched tile roof consists of ground floor and basement accommodation that has previously been used as offices along with two flats above that have been sold on long leases. The flats are both held on leases of 99 years from 25 December 1987 each producing a ground rent of £100 (£200 pa). In our opinion the ground floor and basement offers excellent potential for investment or conversion with the further potential of extension to rear subject to obtaining any necessary planning consent. The vacant part also includes two off-street parking spaces to the front.

ACCOMMODATION

Office one approx 190sq ft (currently sub-divided), office two 192sq ft, kitchen 115sq ft, basement/cellar, rear garden approx 100 ft in depth, off-street parking to front.

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Lewisham: 020 8314 6000

VENDORS SOLICITORS

Mr V Chandras, ELC Solicitors, Westgate House Westgate, Ealing, London W5 1YY. Tel: 0208 566 4045

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN