

# Lot 24

497 New Cross Road,  
London, SE14 6TQ

**GUIDE PRICE: £280,000**



## FREEHOLD DEVELOPMENT OPPORTUNITY WITH PLANNING

This freehold premises currently consists of a ground floor lock-up shop with first floor internal storage that is currently vacant. The property was granted planning permission on 28/7/2006 under ref DC/05/59306/X for the demolition of the existing property and construction of a 4 storey building that will provide an A1 class shop unit with 3 x 1 bedroom flats above. The property is sold with the full benefit of this planning permission with vacant possession and will be of interest to developers. New Cross Road is situated in South London and is served by New Cross Gate and New Cross stations.

### ACCOMMODATION

Ground floor shop premises approx 494 sq ft, Kitchen area: approx 31 sq ft, First floor internal storage: approx 287 sq ft, Staff WC.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Lewisham: 020 8314 6000

### ADOPTED RATEABLE VALUE

£4,710

### VENDORS SOLICITORS

George Shakillias

Lawson George

Southpoint House, 321 Chase Road, Southgate, London N14 7JT

020 8920 3131

### VIEWING TIMES

By appointment through the Auctioneers.

STARTING BID

NOTES

FINAL BID

SOLD

UNSOLD

SOLD PRIOR

WITHDRAWN