

LOT
26

177–179 High Street, Deptford,
London SE8 3NU

Guide Price: £2,250,000*

FREEHOLD INVESTMENT OPPORTUNITY WITH FURTHER DEVELOPMENT POTENTIAL



This interesting investment opportunity consists of a corner site double fronted building arranged as two commercial units and nine self contained flats. The property is situated a stone's throw from Deptford Main Line Station and within close proximity of the River Thames. New Cross and New Cross Gate Stations are also close by along with bus routes and shopping facilities. The building is of mixed use and arranged over four floors of basement and uppers and consists of two lock-up shops, 3 x one bedroom apartments, 3 x two bedroom apartments and 3 x studio apartments that have until recently been let out although we understand that they will be vacant upon completion. One of the commercial units is let at £1600pcm (£19,200pa) to a solicitors firm and the other commercial unit is currently vacant. We understand that there is also space to the rear for further development subject to obtaining any necessary planning consent that may be required. In our opinion the property has an ERV in the region of £107,000. This property offers an excellent investment opportunity and is sold with the benefit of some ongoing income and the opportunity of re-letting or splitting up for disposal.

ACCOMMODATION

177 retail zones, staff toilets, internal storage in basement
Total area: 114.2 sq m (1229 sf) (taken from VOA) **GF 179** retail zones, internal storage, kitchen, staff toilets
Total area: 97.57sq m (1050 sf) (taken from VOA). The flats have council tax ratings of Band A or Band B.

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Lewisham 020 8314 6000
Rateable Values: 177: £16,778 GF 179: £19,425

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN