



SITUATION

Occupying a prominent trading position on this main A20, only yards from a retail park housing **Sports Direct**, **Mothercare** and **Matalan** and within close proximity of Lewisham DLR and Mainline Station.

The immediate surrounding area is being developed by Lewisham Council in connection with Barratt Homes to provide the **Glass Mill Leisure Centre** including gym, swimming pool, climbing wall, spa, café and crèche as well as the **Renaissance Development of 788 new homes across 8 new buildings** ranging in height from 5 to 24 storeys which also includes a series of commercial units, some of which are reserved for the local creative industry.

Lewisham lies some 4 miles south-east of central London with good access via the A20 and A21.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with front access to **3 Self-Contained Flats** at rear ground, first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'8"
Internal Width	11'6"
Built Depth	45'5"
WC	

Rear Ground Floor Flat

2 Bedrooms, Kitchen/Reception, Bathroom/WC

First Floor Flat

2 Bedrooms, Kitchen/Reception, Bathroom/WC

Second Floor Flat

2 Bedrooms, Kitchen/Reception, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & 3 Vacant Flats

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Lopian Wagner Solicitors - Tel: 0161 834 2324
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts