

REDEVELOPMENT OPPORTUNITY



**SITUATION**

Located close to the junction with Orpheus Street, adjacent to a **Post Office** and amongst such multiple retailers as **Costa Coffee, McDonald's, Morrisons, Betfred, Subway, Scope, Co-op Food, NatWest, Paddy Power** and **Nando's**. Camberwell is a densely populated residential area which lies approximately 3 miles south-east of Central London.

**PROPERTY**

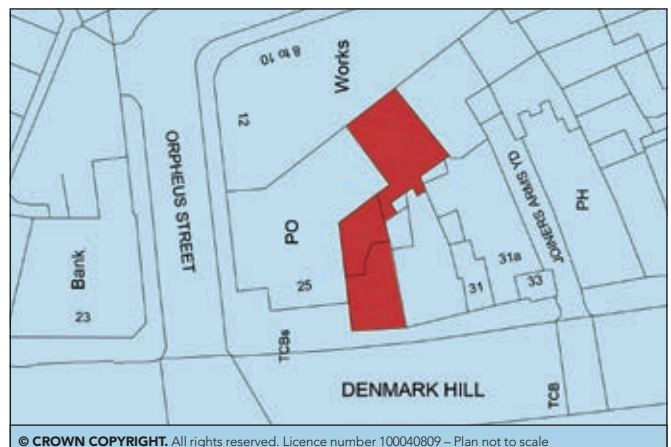
A mid-terraced building comprising a **Ground Floor Shop** with separate front access to **Offices** on the first floor and a **Self-Contained Flat** on the second floor. In addition, the property includes a **Large Rear Yard Area**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Building  
with Planning  
for 4 Flats & Shop**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**



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## ACCOMMODATION

### Ground Floor Shop

Internal Width	20'11" (max)
Shop Depth	21'8"
Built Depth	30'8"
WC	
GIA	Approx 500 sq ft

### First Floor Offices

GIA	Approx 555 sq ft
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### Second Floor Flat

2 Rooms, Kitchen, Bathroom/WC	
GIA	Approx 450 sq ft

<b>Total GIA</b>	<b>Approx 1,505 sq ft</b>
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## PLANNING

Planning Permission was granted on 12th November 2014 by Southwark Council (Ref: 13/AP/4292) for 'Refurbishment and extension to existing high street property to provide 4no new dwellings and a new shop unit' which would effectively create:

### Ground Floor:

- 1 x Shop (Approx. 310 sq ft<sup>1</sup>)
- 1 x Studio Flat (Approx. 430 sq ft<sup>1</sup>) with Private Garden

### First Floor:

- 1 x 2 Bed Flat (Approx. 655 sq ft<sup>1</sup>) with Rear Terrace

### Second Floor:

- 1 x 2 Bed Flat (Approx. 660 sq ft<sup>1</sup>) with Rear Terrace

### Third Floor:

- 1 x 1 Bed (+ Study Room) Flat (Approx. 635 sq ft<sup>1</sup>) with Front Roof Terrace and Rear Balcony

Planning Documents available from Auctioneers.

<sup>1</sup>Areas as stated on Plans within Planning Permission.

**Note: The majority of the Rear Yard Area is not included within the above Planning Permission and therefore it may have alternative uses for the freeholder of the Property.**



### JOINT AUCTIONEERS

Metrus - Tel: 020 7079 3976  
Ref: J. Milan, Esq - Email: jm@metrus.co.uk

### VENDOR'S SOLICITORS

Clifford Holmes Solicitors - Tel: 01242 529 933  
Ref: R. Clifford Holmes, Esq. - Email: rch@cliffordholmes.co.uk

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