

INVESTMENT / DEVELOPMENT OPPORTUNITY



SITUATION

Located at the junction with Arklow Road in this residential area, less than 1/2 mile from Deptford Rail Station and approx. 1 mile from Deptford Bridge DLR Station. The property benefits from good road links via the A2 and is nearby the University of Greenwich. Deptford is located between Surrey Quays and Greenwich, some 4 miles south-east of central London.

PROPERTY

Comprising a **Large Ground Floor Commercial Unit (with A1/A2/B1 Use) in shell and core condition** located within this recently developed residential block.

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage 58'5"
Return Window Frontage 45'8"
Built Depth 49'10"
WC

GIA **Approx. 2,750 sq ft plus Bin Store**

VAT is NOT payable in respect of this Lot

Vacant Commercial Unit

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

TENURE

Leasehold for a term of 200 years from 17th June 2011 at a peppercorn ground rent.

Offered with FULL VACANT POSSESSION

Note 1: There may be potential for alternative uses including Residential, subject to obtaining the necessary consents.

Note 2: 6 Week Completion.



VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088
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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