



## SITUATION

Located at the junction with the South Circular Road in this retail parade serving the surrounding residential population, which includes a branch of **Travis Perkins** and being opposite the Catford Island Retail Park which includes such multiples as **McDonald's**, **Lidl** and **JD Sports**. Catford is located approximately 6 miles south-east of central London with good road links via the A21 and A205 (South Circular Road). Catford and Catford Bridge Overground Stations are both less than a ½ mile away.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** (previously used as a restaurant) with separate front access to a **3 Bed Flat** (which could easily be self-contained) on the first and second floors. In addition, the property includes a **front forecourt** and offers development potential (see Note).

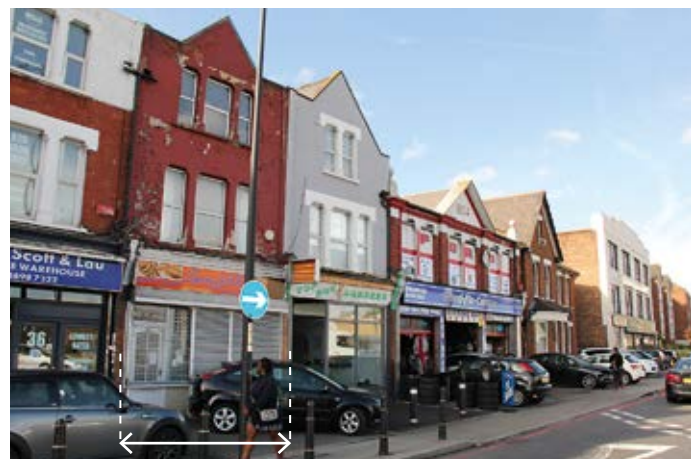
## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 15'5"  
Internal Width 11'2"  
Shop Depth 26'6"  
Built Depth 58'1"  
WC & Shower  
(GIA Approx. 810 sq ft)

### First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Shower/WC  
(GIA Approx. 970 sq ft)



VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note:** There may be potential to convert the property into 3 flats and a retail unit by self-containing the rear of the ground floor into a separate flat and converting the upper floors into 2 flats, all subject to obtaining the necessary consents.

# Vacant Shop & 3 Bed Flat

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

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