

# London SE14

## 137 Lewisham Way, New Cross SE14 6QP

- A Freehold Four Storey Mid Terrace Mixed Use Building
- Comprising a Ground Floor Shop together with Three Self-Contained Flats
- Shop subject to a Commercial Lease. Two Flats subject to an Assured Shorthold Tenancy. One Flat Vacant
- Planning Permission granted for Part Change of Use and Conversion from A1 (Retail) to C3 (Residential) on the Ground Floor and Addition of a Two Storey Extension to the Rear
- Total Current Rent Reserved **£29,600 per annum (equivalent) from Shop and Two Flats with One Flat Vacant**

**EIGHT WEEK COMPLETION AVAILABLE**



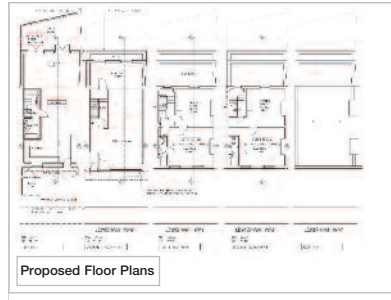
### To View

Flat B only will be open for viewing every Tuesday between 1.45 – 2.15 p.m. and Saturday between 4.00 – 4.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Machins Solicitors  
(Ref: Santokh Singh).  
Tel: 01582 514308.  
Email: santokh.singh@machins.co.uk

**INVESTMENT – Freehold Mixed Use Building with Planning Permission**



**Tenure**  
Freehold.

### Location

The property is located on the north-east side of Lewisham Way (A20), close to its junction with Florence Road (A218). Local amenities are readily available along Lewisham Way, with the further and more extensive facilities of Deptford, together with the bars, restaurants and shops of Greenwich, all being accessible within approximately 1.5 miles. Rail and London Overground services into Central London run from New Cross Station, with Docklands Light Railway services being available from Deptford Bridge Station approximately 0.5 miles to the north-east. The open spaces of Fordham Park are close by. Goldsmith Art College is 0.3 miles away. Road access is provided by the A20 (Lewisham Way), which leads on to the A2 (New Cross Road).

### Description

The property comprises a mid terrace building arranged over four floors. The property is internally arranged to provide a ground floor commercial unit together with three self-contained flats at lower ground, first and second floors.

Unit	Floor	Accommodation	Approximate Floor Areas (GIA)	Terms of Tenancy	Current Rent £ p.a.
Retail Unit	Ground Floor	Commercial Unit	33.5 sq m (361 sq ft)	Subject to a Commercial Tenancy expiring 3rd February 2018	£8,000 p.a.
Flat A	Lower Ground Floor	Self-Contained Two Bedroom Flat	56.5 sq m (608 sq ft)	Subject to an Assured Shorthold Tenancy expiring 20th January 2018	£11,400 p.a.*
Flat B	First Floor	Self-Contained One Bedroom Flat	38.3 sq m (412 sq ft)	Vacant	–
Flat C	Second Floor	Self-Contained One Bedroom Flat	40.4 sq m (435 sq ft)	Subject to an Assured Shorthold Tenancy expiring 19th December 2017	£10,200 p.a.*

\*The seller has received verbal confirmation from both residential tenants that they intend to vacate each flat.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsoop.co.uk](http://www.allsoop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

**Total GIA including Commercial Premises Approximately 168.7 sq m (1,816 sq ft)**

### Planning

Local Planning Authority: London Borough of Lewisham.  
Tel: 0208 314 6000.

Email: [planning@lewisham.gov.uk](mailto:planning@lewisham.gov.uk)

Planning permission (Ref: DC/16/099378) was granted on 30th January 2017 for "the part change of use of the ground floor of No.137 Lewisham Way SE14, from A1 (retail) to C3 (residential) use and the construction of a two storey extension to the rear, to provide additional floor space to the existing basement flat, together with the provision of replacement pavement lights to the front elevation and associated landscaping".