

GUIDE PRICE
£1,200,000

BIDDING DEPOSIT
£19,000

DIGITAL AUCTION DATE
18th February 2020



68 & 70 Bovill Road, Honor Oak, London, SE23 1EJ

Pair of Freehold three-floor buildings arranged as four self-contained flats – Development Opportunity – Investment

Bid1.

Property Summary

- Pair of three-floor buildings and two garages
- Comprising four self-contained flats (2 x 1 bedrooms & 2 x 3 bedrooms)
- Planning permission for conversion of flat 68b to create two separate flats
- Investment producing £76,200 per annum

Location

Situated at the junction with Ebsworth Street. Public transport includes Honor Oak Park railway station. Shopping amenities are at Brockley Rise. Recreation facilities can be found at Blythe Hill Fields and the nearby Horniman Museum and Gardens.

Planning

Planning permission was granted on appeal on the 29/7/2019 (Ref: C5690/W/18/3217538) for the extension and sub division of an existing apartment to create two x 1 bed self-contained apartments at 68b Bovil Road.

Copies of the appeal decision and plans are available from the auctioneers.



CGI - Proposed side / rear elevation

Accommodation/tenancies

Floor	Accommodation	Tenancy	Effective Date	Rent per annum
Ground floor (68a)	Reception room, bedroom, kitchen, bathroom/wc Gross internal area 54.9 sq.m (592 sq.ft)	Six month assured shorthold tenancy	31/1/2020	£16,200
First / Second floor (68b) (*see planning note)	Three bedrooms, reception room, kitchen, bathroom/wc Gross internal area 95.5 sq.m (1,028 sq.ft)	Six month assured shorthold tenancy	Expiring 27/3/2020	£22,800
Ground floor (70a)	Reception room, bedroom, kitchen, bathroom/wc, separate wc Gross internal area 69.89 sq.m (655.4 sq.ft)	Six month assured shorthold tenancy	Expiring 2/8/2020 (renewal)	£14,400
First / Second floor (70b)	Three bedrooms, reception room, kitchen, bathroom/wc Gross internal area 90.6 sq.m (975.2 sq.ft)	Six month assured shorthold tenancy	Expiring 28/6/2020	£22,800
Outside: Two garages 65 sq.m (700 sq.ft)				

Total Rent Reserved

£76,200 per annum

Note

We understand that the tenants of 70a are renewing their tenancy at £1,200 per month (£14,400p.a.). Prospective purchasers are advised to refer to the legal pack in this regard.

There is further development potential to the garages at the rear, subject to the necessary planning consents. Prospective purchasers must rely on their own enquiries in this regard.

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Contact BidX1

Dominic Smith MNAVA

dominic.smith@bidx1.com

+44 (0) 20 7358 5650