

GUIDE PRICE
£450,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
3rd June 2020

BY ORDER OF
**Fixed Charge
Receivers**



328 New Cross Road, London, SE14 6AG

Freehold mixed use commercial and residential investment currently producing £28,800 per annum

Bid1.

Property Summary

- Freehold mixed use investment
- Arranged as a hot food takeaway unit and two flats
- Established retail parade
- South east London suburb
- Producing £28,800 per annum
- **On the instructions of James Liddiment & Paul Greenhalgh of Duff & Phelps as Joint Fixed Charge Receivers**

Location

New Cross forms part of the London Borough of Lewisham about 4 miles south east of central London and can be accessed via the A2 (New Cross Road), A202 (Queen's Road) and A20 (Lewisham Way). The area is served by two railway stations at New Cross and New Cross Gate, both of which are served by London Overground providing local rail services as well direct services in to stations including London Bridge, London Victoria, Charing Cross and Cannon Street.

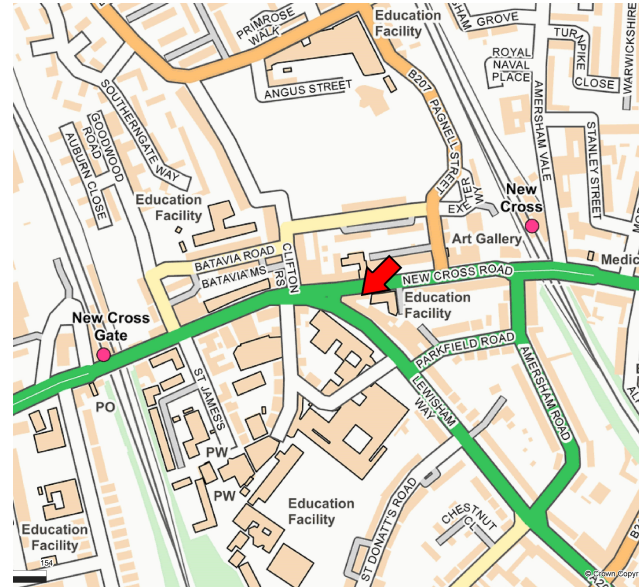
The property forms part of an established parade on the south side of New Cross Road in between its junction with Seymore Mews and Lewisham Way close to Goldsmiths College and in a mixed commercial and residential area.

Description

A mid terraced building of traditional construction forming part of an established retail parade. The building is arranged as a ground floor hot food takeaway unit with separate access to residential accommodation on the first and second floor arranged as two self contained one bedroom flats. There is a small yard area to the rear.

Tenure

Freehold



VAT

Refer to the legal pack

EPC

Refer to the legal pack

Local Authority

London Borough of Lewisham
020 8314 6000
www.lewisham.gov.uk

Floor	Accommodation	Tenancy	Rent PA
Ground	Hot food takeaway - 18.10 sq m (195 sq ft)	Individual t/a Bola Cuisine - Holding over (1)	£12,000
First	One bedroom flat	AST	£8,400 (2)
Second	One bedroom flat	AST	£8,400 (3)
TOTAL			£28,800

(1) We understand that the tenant has been in occupation for over 5 years (refer to legal pack)

(2) Rent deposit of £700 held

(3) Rent deposit of £700 held

The auctioneers have not measured the property. All areas have been obtained from the VOA.

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