

**Lot 23, 83 Evelina Road, Nunhead, London,**

**SE15 3HL**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



# Lot 23, 83 Evelina Road, Nunhead, London,

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## Property Information

### Freehold London Development Opportunity

- Approx. 0.05 Ha (0.123 Acre) site with development potential (subject to consents)
- Busy South-East London residential location
- Excellent Transport Links to Central London
- Draft Plans for 22 unit Residential Scheme available
- 100 metres from Nunhead Railway Station
- 

#### Lot

23

#### Auction

13th December 2023

#### Rent

£21,900 per Annum

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

On Behalf of Network Rail

### Location

#### Miles

2.8 miles south-west of Canary Wharf, 3.2 miles south-east of the City of London

#### Roads

A20, A2214

#### Rail

Nunhead Railway Station (London Blackfriars in 16mins)

#### Air

London City Airport, London Heathrow Airport, London Gatwick Airport

### Situation

Nunhead is situated in the London Borough of Southwark and neighbours Peckham and Dulwich. The property is located on the eastern side of Evelina Road (A2214), extremely well positioned adjacent to the railway and some 100 metres from Nunhead Railway Station which provides regular Thames Link and National Rail services to Central London.

### Tenure

Freehold.

### Description

The property comprises a site of approximately 0.05 Ha (.123 Acres) upon which currently sits a ground floor vehicle repair workshop and car wash facility on the hardstanding area. The site may be suitable for development subject to obtaining the necessary consents. A 22 unit residential feasibility scheme is available within the solicitors legal pack.

### VAT

VAT is applicable to this lot.

### Planning

The property may lend itself to alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Southwark Council ([www.moderngov.southwark.gov.uk](http://www.moderngov.southwark.gov.uk)).

### Completion Period

Six week completion

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## Tenancy & Accommodation

Address	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Land at 83 Evelina Road	Car Wash	Not measured	Not measured	NUN HEAD CAR WASH LTD	6 years from 24/11/2020 (1)	£19,000
Land and Part Building 83 Evelina Road	Motor Repairs	Not measured	Not measured	ALL CARS NUNHEAD LTD	Tenancy at Will from 01/08/2021 (2)	£2,900
<b>Total</b>						<b>£21,900</b>

(1) The lease provides for a Landlords option to determine the lease upon 6 months notice for re-development or purposes of undertaking.

(2) The Tenancy At Will provides for a 1 month notice to terminate by either party.

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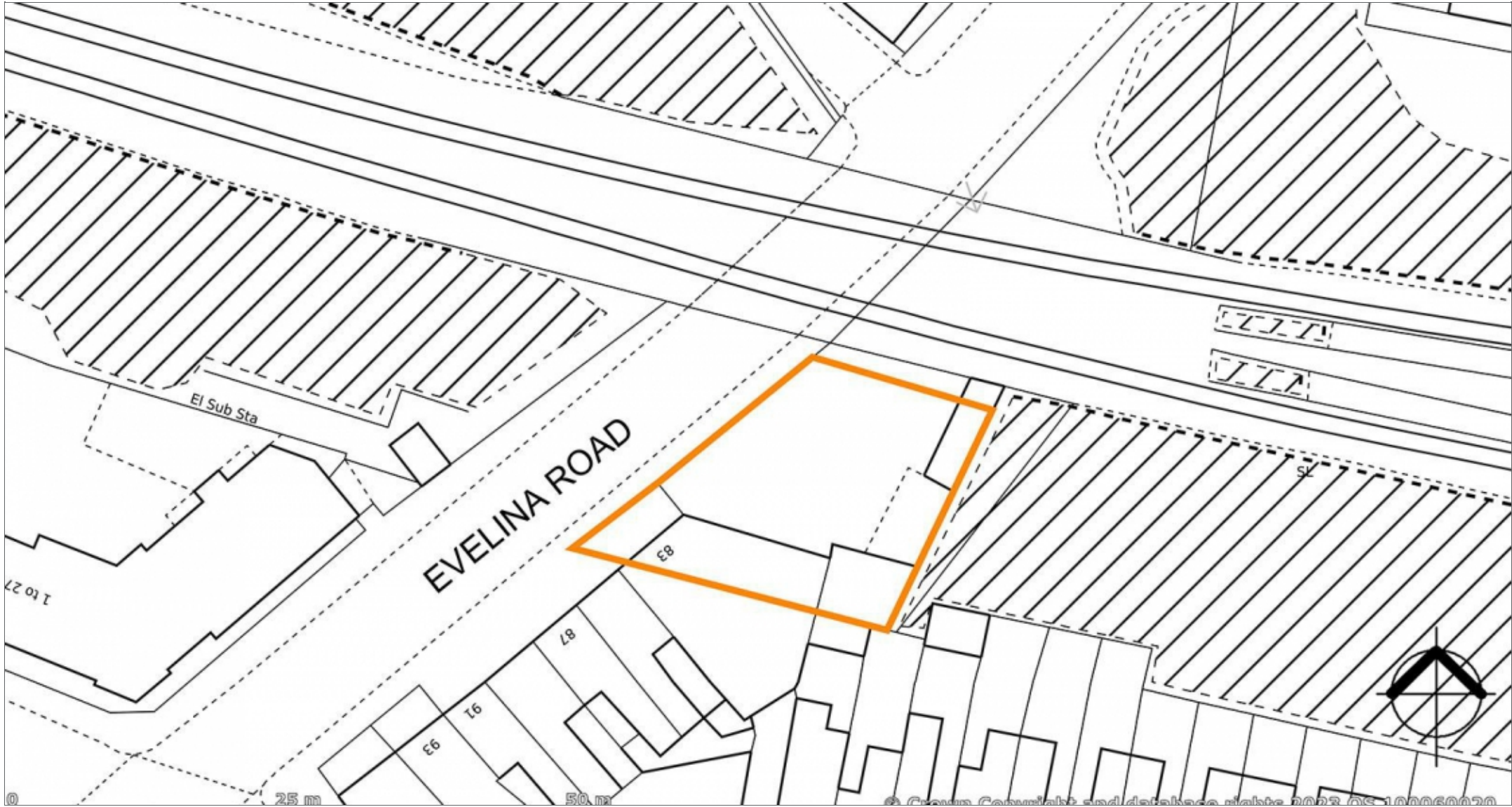
Freehold London Development Opportunity

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## Contacts

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September 2020