

Lot 35, 402/402a Lewisham High Street, Lewisham, London,

SE13 6LJ

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Commercial, Residential and Development Opportunity

- Vacant ground floor shop with a large maisonette on first and second floors
- Development/Change of Use Opportunities (subject to consents)
- Less than a mile of Lewisham Railway Station (DLR & National Rail) and Ladywell Railway Station (National Rail)
- Nearby occupiers include Tesco Express, Aldi, Halfords, Pret A Manger, Subway and a number of independent restaurants and takeaways
- VAT not applicable

Lot

35

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles	7 miles south-east of Central London
Roads	A2, A20, A21, A205, A212
Rail	Lewisham Railway Station (DLR & National Rail), Ladywell Railway Station (National Rail)
Air	London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

The property is prominently situated within an established parade of shops on the west side of Lewisham High Street (A21), close to its junction with Albacore Crescent. The property benefits from excellent communication links being within a mile of Lewisham Railway Station (DLR & National Rail) and Ladywell Railway Station (National Rail). Nearby occupiers include Tesco Express, Aldi, Halfords, Pret A Manger, Subway and a number of independent restaurants and takeaways.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor shop, with a large maisonette on the first and second floors.

VAT

VAT is not applicable to this lot.

Viewings

There will be a single accompanied viewing prior to Auction on Wednesday 18th September from 3pm to 4pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant
Ground	Retail/Ancillary	65.50	(705)	VACANT
First/Second	Residential - Maisonette	102.19	(1,100)	VACANT
Total		167.69	(1,805)	

(1) Floor areas provided by VOA (www.gov.uk/find-business-rates)

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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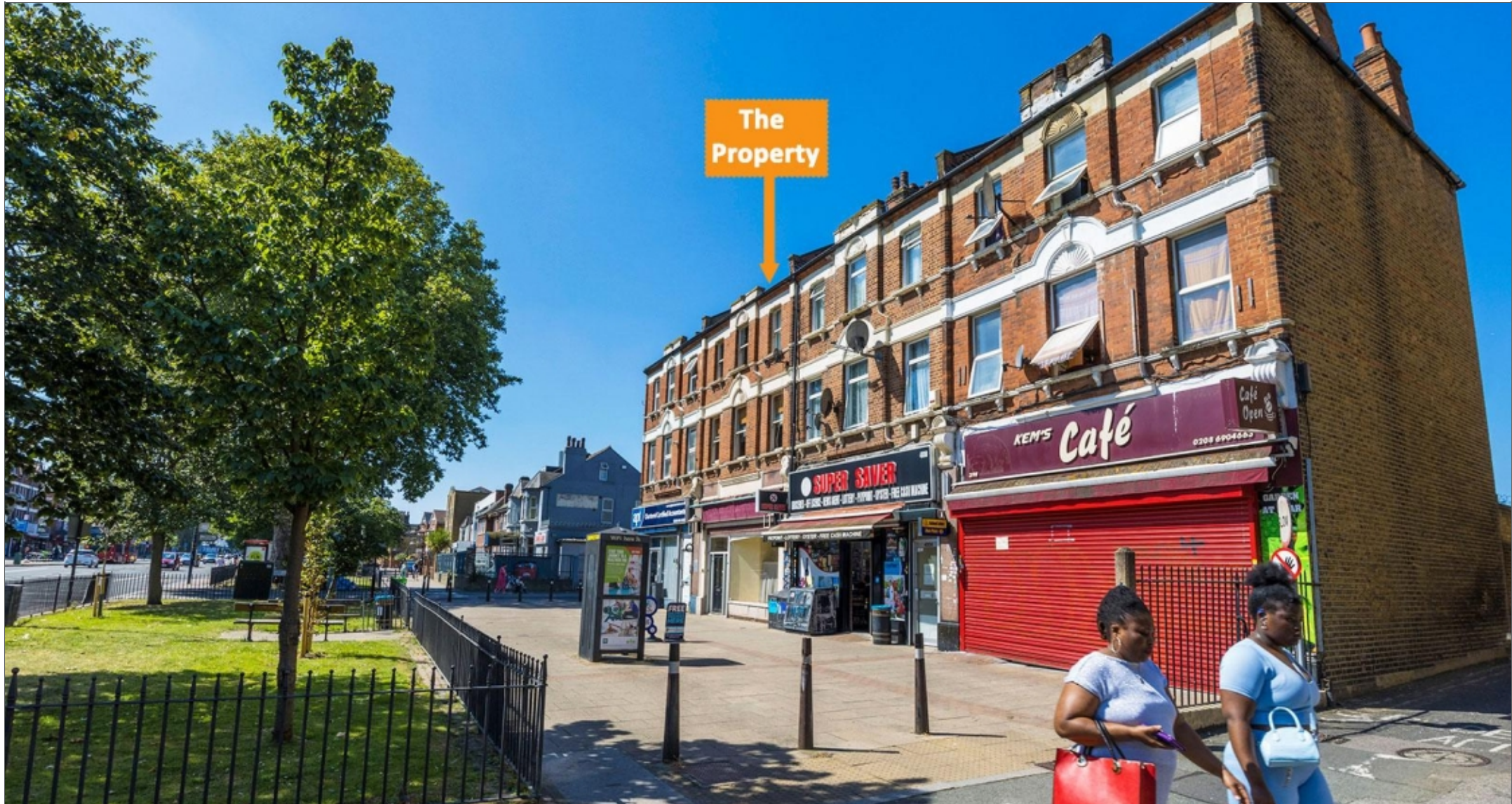
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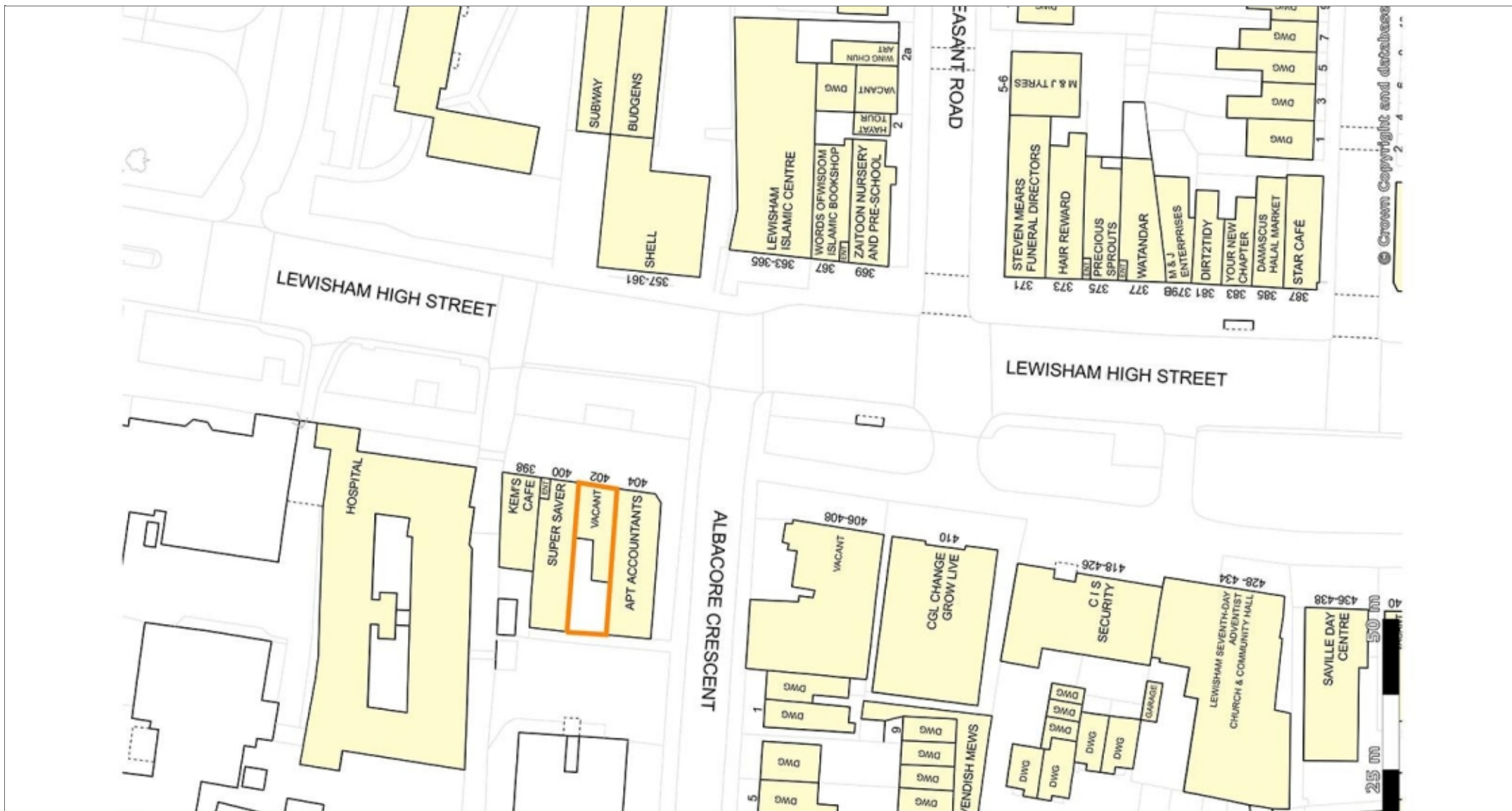
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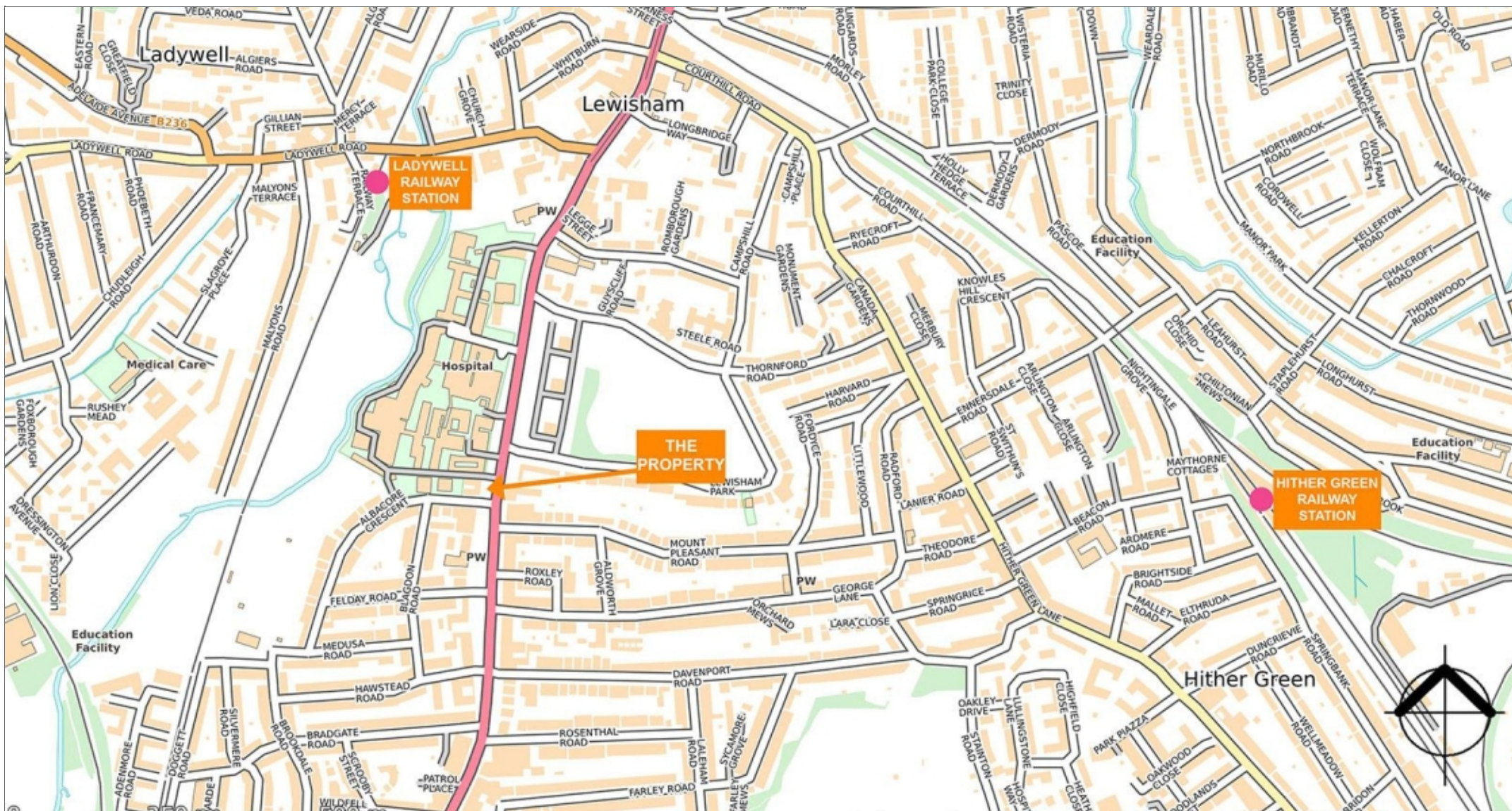
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2024