

154 DEPTFORD HIGH STREET, LONDON, SE8 3PQ

FREEHOLD FOR SALE



338.65 SQ.M. (3,635 SQ. FT.)

GUIDE PRICE: £650,000

Location

The premises are located on the eastern side of Deptford High Street close to its junction with Finch Street and are within walking distance of Evelyn Street (A200). The High Street runs between Creek Road (A200) and New Cross Road (A2) to the south which allows easy access into Central London.

The premises are situated within a short walking distance of Deptford mainline railway station which provides regular services into Central London which is only one stop from London Bridge. The station will be central to the areas regeneration and is set to benefit from a Richard Rogers design which will bring transformation to the station building and surrounding public realm. Deptford Bridge DLR station is also located towards the southern end of Deptford High Street and Blackheath Road providing regular services into both the City and Canary Wharf.

Multiple retailers within the High Street include Iceland, Greggs the Bakers, HSBC, Barclays Bank, Tesco, William Hill and Peacocks. There is a good level of footfall with Deptford Market operating along the pedestrianised part of the high street three times per week.

The premises is also close to a pay and display car park located in Griffin Street.

Description

The premises comprise a three storey mixed use building with ground floor and basement which is currently being used for church activities. The ground floor and basement used to be used as a public house and could also be used for more general retail use. The upper floors are currently being used for both offices and residential accommodation.

The ground floor comprises a main retail area with a full commercial kitchen to the rear of the premises as well as providing both male and female WC facilities. Additionally there is also a small enclosed courtyard area which provides access via a gate to a small service road immediately behind the premises.

We have been advised that the ground floor and basement space with the neighbouring property Bear Art Gallery will shortly be sub divided by our client.

At first floor level there are three medium and one larger office. The offices provide good natural light with large sash windows to both the rear and the front of the building. The offices are fully carpeted and are in good decorative order.

The entire premises also benefit from gas central heating and there are two boilers in the building located on ground and top floors.

The premises also benefits from 3 phase electricity supply. There is one supply for both electricity and gas and these have not been separated at each floor level.

The second floor level, which is accessed via the first floor only and is not self contained. The space comprises a living room, two bedroom, bathroom and fully fitted kitchen. The flat is also in good decorative order.

We have been informed by our client that the pitched and flat roofs to the upper floors have recently been renewed.

Accommodation

The property has the following approximate net internal areas:

Main Retail Area	Approx:	151.47 sq. m. (1,630 sq. ft.)
Basement		49.90 sq. m. (537 sq. ft.)
First Floor		71.65 sq. m. (761 sq. ft.)
Second Floor		65.63 sq. m. (707 sq. ft.)

Tenure

Freehold with full vacant possession.

Planning

The purchaser must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Price

£650,000

Rates

We have been advised that the property has a rateable value of £17,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT may be applicable.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods Hunter Payne.

CG4504

www.hindwoods.co.uk