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**100 NEW CROSS ROAD, LONDON, SE14 5BA**

**FOR SALE**



**FREEHOLD INVESTMENT OPPORTUNITY  
GROUND FLOOR RETAIL PREMISES  
TOGETHER WITH TWO BEDROOM FLAT ABOVE**

**GUIDE PRICE: £235,000**

**Location**

The premises are situated on a parade of shops fronting New Cross (A2) between Avonley Road and Monson Road. There is easy access into Central London and out to the South East via the A2 and A20 main arterial roads, also to the north of the River using the Rotherhithe Tunnel.

New Cross Gate Station is in close proximity and benefits from the extended East London line, part of the London overground network. This service provides regular services to Croydon (tram link), the Jubilee Line at Canada Water and North London. New Cross Gate station currently provides rail services into Waterloo East, Victoria, Charing Cross and London Bridge.

**Description**

The premises comprise a mid terrace lock up shop unit with garden which is currently trading as a plumbing, heating and drainage shop. Internally the retail premises have been fitted with a suspended ceiling, tiled flooring and fluorescent lighting. The shop is currently arranged as a main retail area with a storage room and single W.C. to the rear. There is a large spacious two bedroom residential flat above with self contained access from New Cross Road which is arranged over first and second floors.

**Accommodation**

The retail ground floor premises have the following approximate net internal areas:

Retail Area 23.34 sq m (251 sq ft)

Rear Storage 6.45 sq m (70 sq ft)

W.C.

Garden

**Total 29.79 sq m (321 sq ft)**

Two bedroom residential flat arranged over first & second floors (maximum dimensions).

Living Room (4.88 m x 4.51 m)

Kitchen (3.17 m x 2.15 m)

Bedroom 1 (4.88 m x 4.38 m)

Bedroom 2 (4.03 m x 3.16 m)

Bathroom/WC

Hallway

**Tenure**

Freehold.

**Tenancies**

The property is let to Ade Plumbing, Heating & Drainage who occupy the premises under a tenancy at will currently paying a rent of £520 per calendar month. The upper two bedroom residential flat is currently vacant.

**Planning**

We have been advised that the property has A1 (Retail) planning consent. However, 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**

£235,000 Freehold

**Rates**

We have been advised that the property has a rateable value of £3,900. 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](http://www.mybusinessrates.gov.uk).

**Legal Costs**

Each party to pay their own legal costs.

**VAT**

We have been advised that VAT will not be applicable.

**Viewing**

Strictly by prior arrangement with sole selling agents Hindwoods.

**CG4526**