

## London SE3

### 125 Lee Road

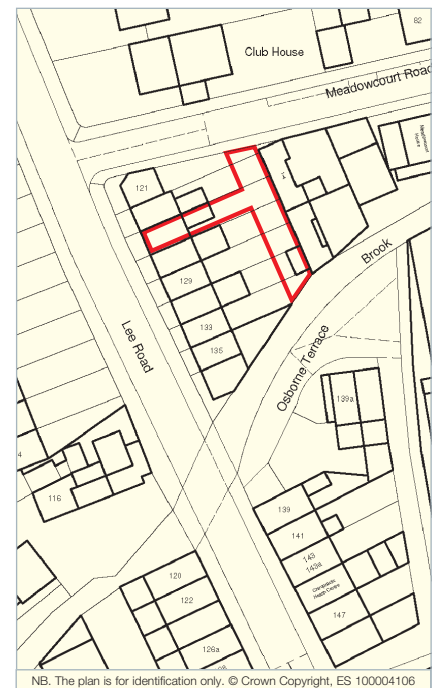
### Blackheath

### SE3 9DS

- **Freehold Vacant Shop and Residential Upper Parts**
- Located close to Blackheath Village
- Potential to extend or redevelop the upper floors (2)
- Includes rear service road
- No VAT applicable

## Full Vacant Possession upon Completion

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



#### Tenure

Freehold.

#### Location

Blackheath is an attractive and busy South-East London suburb in the London Borough of Greenwich, 1 mile north-east of Lewisham town centre and 7 miles south-east of Central London. Blackheath mainline rail station provides frequent services to London Bridge with a journey time of some 15 minutes.

The property is situated close to Blackheath Park at the edge of Blackheath Village, on the east side of Lee Road (B212), close to its junction with Lee High Road (A20) and Burnt Ash Road (A2212). Occupiers close by include a Sainsbury's Supermarket, The Old Tigers Public House and a number of other local restaurants and traders.

#### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with storage to the rear and at basement level. The first and second floors are residential and comprise 4 rooms, kitchen, bathroom & WC. They are currently approached from within the shop (2). In addition there is a small yard to the rear.

The property to be sold also includes the service road to the rear of Nos 121-137 Lee Road (please refer to legal pack).

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.30 m</b>	<b>(17' 5")</b>
<b>Net Frontage</b>	<b>4.95 m</b>	<b>(16' 3")</b>
<b>Shop Depth</b>	<b>9.00 m</b>	<b>(29' 6")</b>
<b>Built Depth</b>	<b>18.30 m</b>	<b>(60' 0")</b>

<b>Basement (1)</b>	<b>32.7 sq m</b>	<b>(352 sq ft)</b>
<b>First Floor (GIA)</b>	<b>54.0 sq m</b>	<b>(581 sq ft)</b>
<b>Second Floor (GIA)</b>	<b>54.0 sq m</b>	<b>(581 sq ft)</b>

**(1) Not inspected. Area taken from VOA website.**

#### Tenancy

To be offered with FULL VACANT POSSESSION UPON COMPLETION.

#### Rateable Value

The 2010 adopted rateable value for the ground floor and basement is £6,600 (shop and premises).

#### Planning (2)

The first and second floors may be suitable for extension or redevelopment, subject to obtaining all the relevant consents. All enquiries should be referred to London Borough of Greenwich [www.greenwich.gov.uk](http://www.greenwich.gov.uk).

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Viewings

To view this property please contact William Shoebotham on 020 7543 6783 or [william.shoebotham@allsop.co.uk](mailto:william.shoebotham@allsop.co.uk).

NB. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** P Hawkyard Esq, Hamblins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: [phawkyard@hamblins.co.uk](mailto:phawkyard@hamblins.co.uk)