

London SE13

117 Courthill Road SE13 6DW

- **Freehold Public House and Residential Investment**
- Densely populated residential area within walking distance of Lewisham High Street
- Comprises vacant public house with residential uppers
- Total accommodation 416.9 sq m (4,456 sq ft)
- Suitable for redevelopment subject to obtaining the necessary consents
- Total Current Rents Reserved

£24,000 pa

Plus vacant possession of public house

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Lewisham is a densely populated south-east London suburb and an important retail centre located 4 miles south-east of Central London. Courthill Road lies to the north of Lewisham town centre, equidistant from Ladywell and Hither Green Rail Stations. The property is situated on Courthill Road within a predominantly residential area at its junction with Ryecroft Road, where there is a local shopping parade.

Description

The property is arranged on basement, ground and two upper floors to provide a vacant public house on a corner site. The upper floors are self-contained and comprise 6 letting rooms, 2 kitchens and 2 bathrooms.

Planning

The property may be suitable for residential conversion or redevelopment conversion subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Lewisham Council. Website Address: www.lewisham.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 65 Band C (Copy available on website).

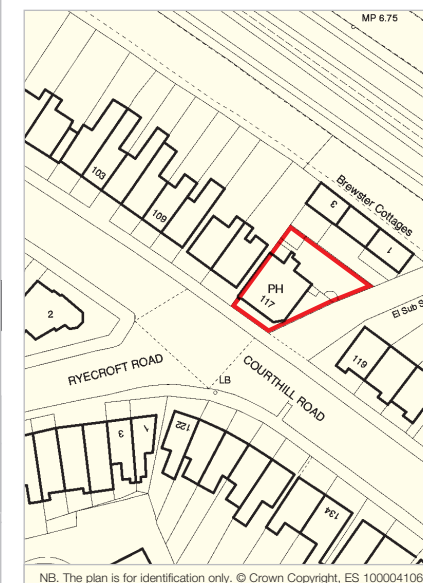
Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 7 London SE13**.

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Vacant	Basement	112.55 sq m	(1,211 sq ft)			
		Ground Floor	164.15 sq m	(1,767 sq ft)			
		Total	276.7 sq m	(2,978 sq ft)			
Upper Floors	Foundation Property Management Ltd	First Floor	101.05 sq m	(1,087 sq ft)	12 months from 01.09.2015	£24,000 p.a.	Reversion 2016
		Second Floor	39.15 sq m	(421 sq ft)	There is a Landlord's break after 6 months		
N.B. Areas provided by the Seller.		Overall Total	416.9 sq m	(4,486 sq ft)	Total £24,000 p.a.		

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 M Andreou Esq, AK Law. Tel: 0208 899 6745 e-mail: milton@ak-law.co.uk



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