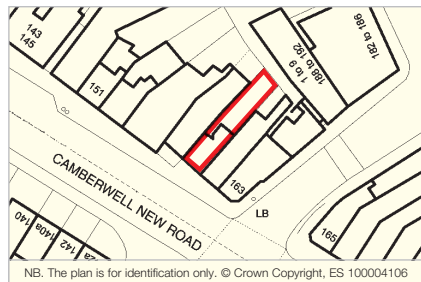


London SE5

159 Camberwell New Road, Camberwell SE5 0SU

- **A Freehold Mid Terrace Building**
- Internally arranged to provide Seven Bedsitting Rooms
- Planning Permission for the Demolition of the Existing Building and Construction of Replacement Building providing 2 x One Bedroom Flats and 1 x Two Bedroom Maisonette
- Subject to an Assured Shorthold Tenancy
- Current Rent Reserved
£30,000 per annum (equivalent)



To View

The property will be open for viewing on Wednesday 24th May between 12.00 – 12.30 p.m. These are open viewing times with no need to register.

Seller's Solicitor

Messrs Bude Nathan & Iwanier (Ref:NI).
Tel: 0208 209 2446.
Email: ni@bnilaw.co.uk

INVESTMENT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is situated on the east side of Camberwell New Road (A202), close to its junction with Warham Street. Local shops are immediately available on Camberwell Road, whilst bars and restaurants are easily accessible on Camberwell Green. The property is well located for leisure facilities on Kennington Green. Rail services run from Loughborough Junction approximately 1.1 miles to the south and Oval (Northern Line) Underground Station is approximately 0.5 miles to the north-west. The open spaces of Kennington Park are nearby.

Description

The property comprises a mid terrace building arranged over ground, first and second floors beneath a flat roof. The property benefits from a rear garden extending to approximately 9.14m (30ft).

Accommodation

Ground Floor – Three Rooms, Kitchen, Shower Room with WC

First Floor – Two Rooms, Bathroom

Second Floor – Two Rooms

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 7th July 2015 (holding over) at a current rent of £2,500 per calendar month.

Planning

Local Planning Authority: Southwark Council.

Tel: 0207 525 7708.

Planning permission (Ref: 16/AP/4853) was granted on 27th January 2017 for the demolition of the existing building comprising five bedsits and replacement with new building comprising 2 x one bedroom flats and 1 x two bedroom maisonette.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.