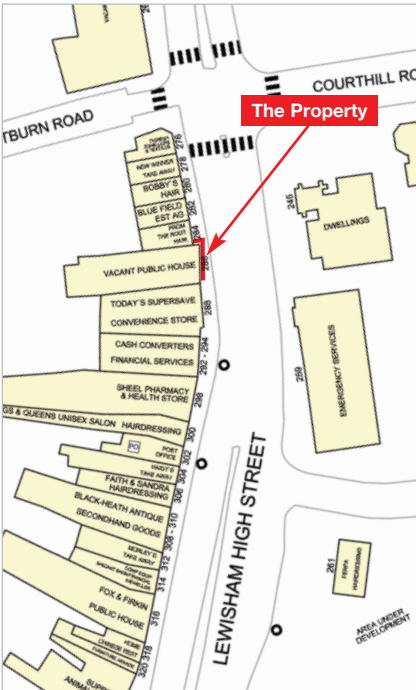


# **London SE13** **286 Lewisham High Street** **Lewisham** **SE13 6JZ**

- **Freehold Vacant Bar and Residential Ground Rent Investment**
- Well located on busy street
- May suit owner occupier or investor
- Asset management opportunity

**Vacant**



**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. The property enjoys good rail connections to London and the South East, whilst road communications are good with the A20 and A21 trunk roads passing close by. The property is located to the west of Lewisham High Street, towards its junction with Whitburn Road and Courthill Road. Occupiers close by include Today's Supersave convenience store and Sheel Pharmacy & Health Store, amongst many other independent retailers.

**Description**  
The property is arranged on basement, ground and three upper floors to provide a vacant unit previously occupied by a bar over the ground and basement, with residential accommodation on the upper three floors, which is to be granted on a new lease from completion.

**Rateable Value**  
The entry for 2017 Rating List is: Club and Premises £58,500 ([www.tax.service.gov.uk](http://www.tax.service.gov.uk)).

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Vacant	Basement	-	-	
		Ground Floor			
		Total			
Flats	Foundation Property Management Limited	Uppers – Residential	125 years from completion		

NB. Not inspected by Allsop. Shop areas from Valuation Office Agency website.

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** Sukhbir Sangra, AK Law. Tel: 0208 280 0810 e-mail: [sukhbir@ak-law.co.uk](mailto:sukhbir@ak-law.co.uk)