

# **London SE14** **33/35 Lewisham Way** **New Cross** **SE14 6PP**

- **Freehold Supermarket and Commercial Investment**
- Ground floor let to Sainsbury's Supermarkets Limited until 2027 (1)
- Upper parts currently let as a church
- Potential residential conversion of upper parts (all necessary consents being obtained)
- Rent Review 2017
- Total Current Rents Reserved  
**£70,500 pa**

**On the Instructions of Hatcham (Lewisham) Limited (In Administration) acting by its Administrators William Beach and Philip Sykes**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
New Cross is a densely population South-East London suburb located between Bermondsey and Greenwich some 4 miles from Central London. The area is well served by road and rail, via the Old Kent Road (A2) and Evelyn Street (A200), and South Bermondsey and New Cross Mainline Rail Stations. The property is situated on Lewisham Way close to the junction with Parkfield Road close to Goldsmiths University. Occupiers close by include a number of local traders.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor supermarket with ancillary accommodation at part first floor and separately accessed offices on part first and second floors currently occupied by a church.

The upper parts may have some potential for conversion to residential subject to all necessary consents being obtained. All enquiries should be referred to the Planning Department of Lewisham Council. Tel: 0208 314 7400. [www.lewisham.gov.uk](http://www.lewisham.gov.uk)

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

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

**Energy Performance Certificate**  
EPC available on website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Part First Floor	Sainsbury's Supermarket Limited (2)	Gross Frontage (inc office access) 13.50 m (44' 4") Net Frontage 10.60 m (34' 9") Shop & Built Depth 16.95 m (55' 7") Ground Floor 212.5 sq m (2,283.64 sq ft) First Floor 98.85 sq m (1,064.05 sq ft)	15 years from 10.09.2012 Rent review every 5th year FR & I (1)	£47,500 p.a.	Rent Review 2017
First & Second Floor	The Believers Mission Church of God	First & Second Floor (Not inspected by Allsop)	5 years from 01.10.2009	£23,000 p.a.	Reversion 2014

(1) There is a Lessee's option to determine in the 10th year of the lease.  
 (2) Sainsbury's was founded in 1869 and today operates from 1,063 stores of which 485 are convenience stores. (Source: [www.sainsburys.co.uk](http://www.sainsburys.co.uk))  
 For the year ended 17th March 2012, Sainsbury's Supermarkets Ltd reported a turnover of £22.288bn, a pre-tax profit of £1.114bn, shareholders' funds of £4.659bn and a net worth of £4.509bn (Source: [riskdisk.com](http://riskdisk.com) 10.01.2013.)

**Total £70,500 p.a.**