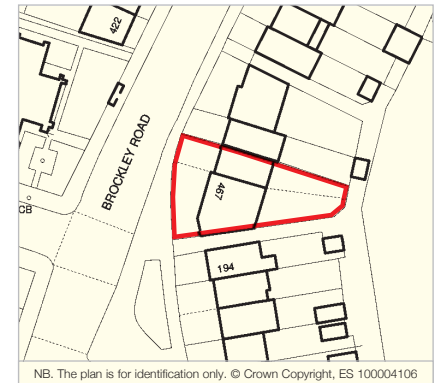


London SE4

**Brockley Road Surgery,
465-467 Brockley Road,
Crofton Park
SE4 2PJ**

- **A Freehold End of Terrace Building extending (NIA) to Approximately 191.21 sq m (2,058 sq ft)**
- Currently used as a Doctors Surgery
- Commercial Lease until 29th November 2020
- Site Area extending to Approximately 0.046 Hectares (0.113 Acres)
- Possible potential for Residential Development subject to obtaining all necessary consents
- Current Rent Reserved
£54,504 per annum (equivalent)

**To View**

The property will be open for viewing on Thursday 12th July between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Hepburns Solicitors
(Ref: Mr Michael Harrison).
Tel: 0208 299 3376.
Email: malcolm.harrison@hepburns-solicitors.co.uk

INVESTMENT – Freehold Building**Tenure**

Freehold.

Location

The property is situated on the east side of Brockley Road (B218), to the north of its junction with Brockley Rise and opposite its junction with Courtrai Road. Local shops and amenities are available to the north along Brockley Road (B218). Rail services run from Crofton Park Station approximately 0.2 miles to the north and bus services run along Brockley Road. The open spaces of Honor Oak Park are nearby.

Description

The property comprises an end of terrace building arranged over ground and two upper floors beneath a pitched roof. The property occupies a site extending to approximately 0.046 hectares (0.113 acres). The property is currently being used as a doctors' surgery and extends (NIA) to approximately 191.21 sq m (2,058 sq ft).

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
A doctors' surgery and training practice extending (NIA) to approximately 191.21 sq m (2,058 sq ft) (Source: VOA).

Site Area Approximately 0.046 Hectares (0.113 Acres)**Tenancy**

The property is subject to a commercial lease for a term of 10 years from 29th November 2010 at a current rent of £54,504 per annum.

Planning

Local Planning Authority: Lewisham Council.
Tel: 0208 314 6000.

The property may afford possible potential for residential conversion and/or development, subject to obtaining all necessary consents.

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.