

London SE6

25 Scrooby Street, Catford SE6 4JB

- **Freehold Former Car Repair Workshop and Yard**
- Occupying a Site extending to Approximately 0.039 Hectares (0.096 Acres)
- To be offered with Permitted Development to convert the current workshops into 4 x One Bedroom Units
- Possible potential for Further Redevelopment subject to obtaining all necessary consents

Vacant Possession



To View

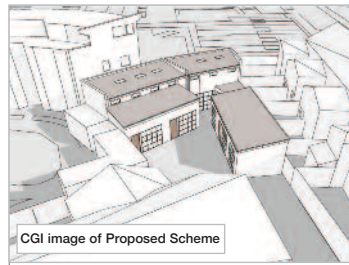
The property will be open for viewing every Monday and Saturday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Slater, Bradley and Co
(Ref: J. Bradley).
Tel: 0208 788 1008.
Email: jane.bradley@slaterbradley.co.uk



VACANT – Freehold Former Car Repair Workshop with Prior Approval



Tenure

Freehold.

Location

The property is located on the east side of Scrooby Street, to the north of its junction with Wildfell Road. Wildfell Road leads to Rushey Green (A21) to the east, which in turn provides access to the A205 to the south. An extensive range of shops and other facilities is available in Catford town centre to the south-east. Rail services run from Catford Bridge Station approximately 0.3 miles to the south-west and from Catford Station approximately 0.5 miles to the south-west. The open spaces of Ladywell Fields and Mountsfield Park are nearby.

Description

The property comprises a former car repair workshop and yard occupying a site extending to approximately 0.039 hectares (0.096 acres). To be offered with Permitted Development to convert the current workshops into 4 x one bedroom units.

Accommodation

Detached Single Storey Former Car Repair Workshops

Planning

Local Planning Authority: The London Borough of Lewisham.
Tel: 0208 314 7400.

The property is to be offered with Prior Approval (Ref: DC/18/107420) dated 20th July 2018 for the change of use class from B1(c) to use class C3 in the form of 4 x 1 bedroom units.

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.allisop.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.