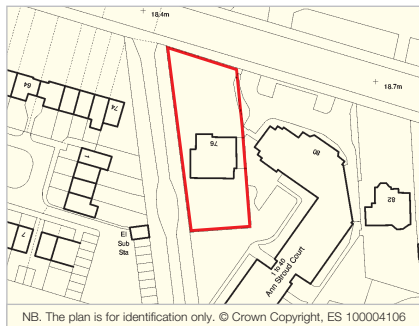


London SE12

76 Eltham Road,
Lee
SE12 8UE

- A Freehold Four Storey Detached Building internally arranged to provide Seven Self-Contained Flats
- Six Flats subject to an Assured Shorthold Tenancy
- One Flat Vacant
- Occupying a Site extending to approximately 0.101 Hectares (0.25 Acres)
- Planning Permission for demolition of the existing building and construction of a Four Storey Block comprising Twelve Self-Contained Flats (4 x One Bedroom, 4 x Two Bedroom and 4 x Three Bedroom)
- Potential to extend existing building subject to obtaining all necessary consents
- Total Current Rent Reserved
£58,500 per annum (equivalent)



Joint Auctioneer

Messrs Acorn Estate Agents (Ref: EF).
Tel: 0208 315 5454.

Seller's Solicitor

Fletcher Day (Ref: ZHG).
Tel: 0207 632 1447.
Email: zara@fletcherday.co.uk

INVESTMENT – Freehold Building and Site with Planning



Tenure
Freehold.

Location

The property is located on the south side of Eltham Road (A20) to the west of its junction with Horn Park Lane. Local shopping is available less than half a mile to the west whilst Central London is only 8.5 miles to the north-west. Both Lee and Kidbrooke Rail Stations are under 1.5 miles away offering services to Cannon Street, Charing Cross and London Bridge Stations with journey times of under 30 minutes. The A20 provides access to Central London, the South Circular Road (A205) and the M25 Motorway. The open spaces of Sutcliffe Park are also close at hand.

Description

The property comprises a detached building arranged over ground, lower ground and two upper floors.

The property is internally arranged to provide seven self-contained flats. To the front is a double entry driveway leading to parking whilst to the rear is a communal paved garden. The property occupies a site extending to approximately 0.101 hectares (0.25 acres).

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Site Area: Approximately 0.101 Hectares (0.25 Acres)

Planning

Local Planning Authority: Royal Borough of Greenwich.
Tel: 0208 921 5222.

The property is to be offered with planning permission for 'demolition of existing building and construction of a four storey block comprising 4 x one bedroom, 4 x two bedroom and 4 x three bedroom flats.'
(Application number: PP-03693735 – dated 29th September 2014)

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a. (equivalent)
1	Ground	Reception through to Kitchen, Bedroom, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 1st October 2013 (holding over)	£9,000 p.a.
2	Lower Ground	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin	Vacant	–
3	First	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 2nd March 2011 (holding over)	£10,200 p.a.
4	First	Bedroom, Room with Shower and wash basin, Kitchen, Separate WC	Assured Shorthold Tenancy for a term of 12 months from 2nd March 2011 (holding over)	£9,300 p.a.
5	Second	Reception/Bedroom, Three Bedrooms, Box Room, Kitchen, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 13th January 2011 (holding over)	£15,000 p.a.
6	Ground	Reception Room/Bedroom, Kitchen, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 1st October 2013 (holding over)	£7,800 p.a.
7	Ground	Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 1st October 2013 (holding over)	£7,200 p.a.
				Total £58,000 p.a.

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 £750 (including VAT) upon exchange of sale memoranda.



Rear Elevation

