

# London SE10

## 190 Trafalgar Road

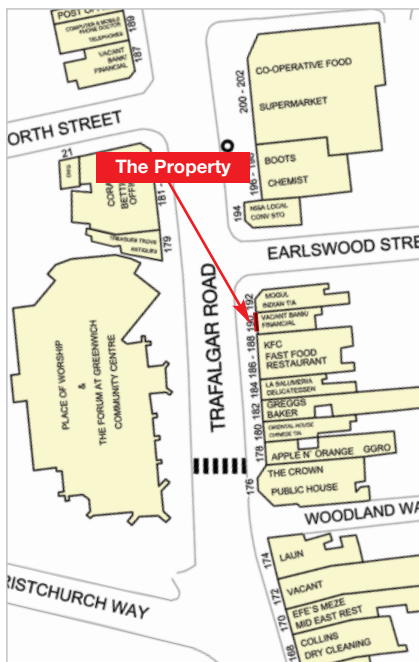
### Greenwich

#### SE10 9TZ

- **Freehold Vacant Shop With Residential Upper Parts**
- Well located in densely populated London suburb
- Maze Hill Rail Station and The University of Greenwich both within 0.5 miles of the property
- 'Mixed use transaction' therefore higher stamp duty rate NOT payable
- No VAT applicable

## Vacant Possession

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

The London Borough of Greenwich has a population in excess of 210,000, and was formed in 1965 from the former Metropolitan Boroughs of Greenwich and Woolwich.

The property is situated on the south side of Trafalgar Road (A206), which acts as the main thoroughfare through Greenwich and leads south-west towards Deptford Bridge and the A2. Maze Hill Rail Station lies some 0.4 miles south-west of the property, providing regular services to London Bridge (approx 15 mins). The University of Greenwich is some 0.4 miles west of the property. Occupiers close by include KFC (adjacent), Coral, Nisa Local, Boots, Co-operative Food, Iceland, Ladbrokes and Greggs amongst many others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with office, kitchen and outside WC to the rear. The first floor comprises self-contained residential accommodation with a terrace. Both the ground and upper floors have separate access to the rear via Earlswood Street.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	4.2 m	(13' 9")
<b>Net Frontage</b>	3.8 m	(12' 6")
<b>Shop Depth</b>	11.9 m	(39' 0")
<b>Built Depth</b>	14.3 m	(46' 11")
<b>Ground Floor</b>	50 sq m	(538 sq ft)
<b>First Floor Residential Accommodation - One Room, Kitchen, Bathroom</b>		

### Tenancy

The entire property is to be offered with full vacant possession.

### VAT

VAT is NOT applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

For viewings please contact our joint auctioneer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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