

FREEHOLD DEVELOPMENT & INVESTMENT FOR SALE



47-49 DEPTFORD HIGH STREET
LONDON SE8 4AD

INVESTMENT OPPORTUNITY FOR DEVELOPERS,
INVESTORS & OWNER OCCUPIERS
FREEHOLD SALE - £875,000

47-49 DEPTFORD HIGH STREET SE8 4AD

- **Planning**

- This opportunity benefits from planning permission granted on 23rd June 2016 under reference number: DC/16/096163
- for the following development:
- Demolition with facade retention of 47-49 Deptford High Street SE8 4AD, together with excavation to form an enlarged basement and the construction of a three storey building comprising retail unit at ground floor/basement level, 2, two bedroom self-contained flats with rear roof terraces at first and second floor level (1,959 sq.ft total), a new shopfront and restoration of the front elevation with additional storey designed as a mansard roof with dormer windows to the Deptford High Street frontage of the building.

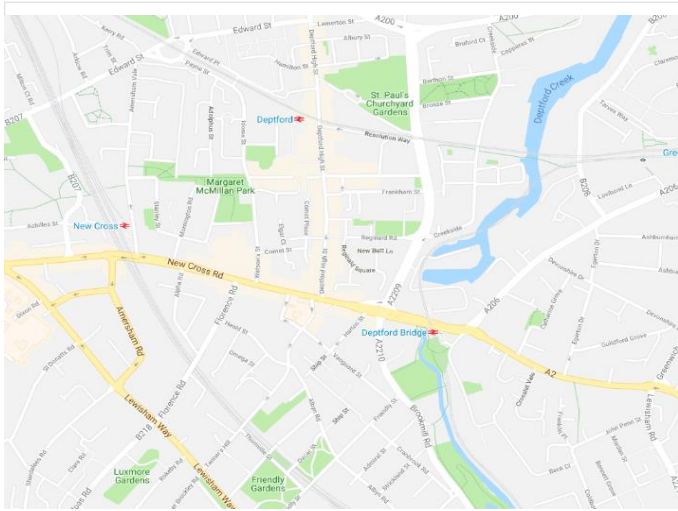
- A further planning application has been granted (08.03.19) under reference: DC/18/110265 for the following works:
- The demolition of single storey structure to the rear and the excavation of the basement to provide a one bedroom maisonette (935 sq.ft) with an enclosed courtyard and reduced retail floor space at 47-49 Deptford High Street, SE8 4AD, together with the formation of a new residential entrance on the high street.

Proposed Floor Areas

- Ground Floor Retail: 496 sq.ft 46.1 sq.m
- Basement Retail: 745 sq.ft 69.2 sq.m
- Maisonette Residential: 935 sq.ft 86.9 sq.m
- First & Second Floor Residential: 1959 sq.ft 182.1 sq.m
- Total: 4135 sq.ft 384.3 sq.m

Accommodation

- Currently consisting of 2 retail units, arranged over ground floors. Substantial upper floors are currently vacant and in need of full modernisation.



Location

Subject property is approximately 5 miles to the South East of Central London located on the busy & popular Deptford High Street. The area is home to a wide number of multiple national retailers and independent retailers and restaurateurs.

Transport links are excellent with 3 train stations close by in Deptford, New Cross and Deptford Bridge, making this property superbly located. Trains from Deptford station to London Bridge take just 10 minutes.

Tenancy Schedule

Ground Floor 47:Laundrette - £15,000pa – 2020 expiry
 Ground Floor 49:Anchor Barbers - £15,000pa – 2020 expiry
 Upper Floors Vacant Possession

Both commercial tenant’s agree to sign longer leases, subject to terms, upon sale.
 Tenant at 47 will relocate to the new basement, leaving part GF Front with vacant possession.

Use

47: Sui Generis
 49: A1
 Uppers: C3

Rates

To be assessed

VAT

All figures are quoted exclusive of VAT

EPC

To be assessed.

Price

Freehold - £875,000

Further Details

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