

HUMMERSTONE & HAWKINS

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FREEHOLD PROPERTY FOR SALE NEW CROSS ROAD, SE14 5LA



4 Storey mixed use building in need of refurbishment.

Possible scope for development / extending (stpp).

Ground floor + lower ground floor previously a café.

Residential accommodation arranged over the upper floors.

Rear garage in need of works measuring 45.966sq m / 495sq ft.

Frontage on to the very busy New Cross Road / Much passing trade.

399 / 399a NEW CROSS ROAD

NEW CROSS,

LONDON, SE14 6LA

Tenure: FREEHOLD

Asking Price: £750,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

New Cross is an area of southeast London located in the London Borough of Lewisham some 5.5 miles from London Charing Cross.

The subject property enjoys a prominent trading position fronting the busy New Cross Road. The property forms part of an established parade that includes a grocery store, a convenience store, takeaways, a beauty salon, a tattoo parlour plus the Walpole Pub & Kitchen.

The property is well situated just a short walk from New Cross overground train station which provides a frequent service into London Canon Street (Approx 11mins) and London Bridge (23 mins).

New Cross Road is a main bus route and nearby is Goldsmiths University

THE PROPERTY:

A fairly sizeable 4 storey mid terraced building which stands on a slightly sloping site.

The property has two entrance doors at the front of the building, one which provides access into the main shop area plus lower ground floor then a second door which leads into an entrance hallway and stairs up to the first and second floors which provides residential accommodation.

The property includes a rear yard plus an external garage which may be ideal for up to 4 vehicles.

There is both pedestrian and vehicular rear access to the property which is via Pagnell Street and Greham Mews.

DESCRIPTION:

We understand that the ground and lower ground floor had since 1970 been trading in the hands of our clients as a café. In 2010 our client retired and leased the café to new tenants who for personal reasons vacated the premises in C.2019 and since then the property has remained vacant. The upper floors are also vacant.

The property is in need of refurbishment.

INTERNAL DETAILS:Ground & Lower Ground Floor

There is a traditional shop front incorporating a single entrance door leading into the main sales area. To the left hand side is a door to an inner passageway where there is a toilet and wash hand basin plus stairs that lead down to a lower ground floor where there are two rooms, kitchen and shower plus access out to the rear yard and garage.

First & Second Floors

Arranged over the first floor is a lounge, kitchen, shower room plus a separate toilet.

Arranged over the second floor are 3 separate bedrooms.

From the rear windows views are enjoyed over Canary Wharf.

APPROXIMATE MEASUREMENTS:

Ground floor sales area: 27.383sq m. / 300sq ft.

Lower ground floor: 34.881sq m. / 375sq ft.

First floor lounge: 19.572sq m. / 211sq ft.

First floor kitchen: 11.123sq m. / 120sq ft.

Second floor bedroom: 9.980sq m. / 107sq ft.

Second floor bedroom: 9.950sq m. / 107sq ft.

Second floor bedroom: 11.296sq m / 128sq ft. max

Garage

Located at the rear of the garden is a garage which we noted is in poor condition and would appear suitable for up to 4 vehicles.

Garage: 45.996sq m. / 495sq ft.

ASKING PRICE & TENURE:

Offers are invited in the region of £750,000.

We are given to understand that the property is freehold.

VAT:

We have been advised that the property is not elected for VAT and therefore VAT is not to be added to the purchase price.

EPC:

399 New Cross Road has an Energy rating of D.
399a New Cross Road has an EPC commissioned.

RATES:

We understand from the VOA (Valuation Office Agency) website that from 1st April 2023 the commercial premises will have a rateable value of £6,200 per annum.

We have been informed by our client that the garage is rated as a workshop and has a rateable value of £1,275 per annum.

We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

We understand that 399a New Cross Road has a council tax banding of B.

PLANNING:

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, restaurant and medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Main sales area at ground floor level.



Rear access road



View from rear upper room

