

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

## FREEHOLD MOTOR REPAIR WORKSHOPS

1,500 SQ FT + YARD 375 SQ FT

OFFERED WITH VACANT POSSESSION  
DEVELOPMENT POTENTIAL



**139A LEE ROAD, BLACKHEATH, SE3 9DJ**

**GUIDE £450,000**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	Situated just off Lee Rd on the corner of Osborne Terrace close to the intersection with Eltham Rd. The workshops are at the end of a small retail shopping parade serving the densely populated residential area nearby. Blackheath Village lies approximately 0.8 miles to the north-east and Lewisham centre 0.5 miles to the north-west.
<b>Description:</b>	<p>A single storey building made up of three separate motor repair workshops plus yard with vehicular access.</p> <p>Subject to planning, the site is considered suitable as a residential development site.</p> <ul style="list-style-type: none"> <li>• <b>Potential for residential development (StoP)</b></li> <li>• Long established business trading as Heathside Garage</li> <li>• Single Storey Building 1,500 sq ft,+ yard 375 sq ft</li> <li>• <b>Would make good MOT centre</b></li> </ul>
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local authority, being the Royal Borough of Greenwich.
<b>Terms:</b>	The premises are to be sold unconditionally with vacant possession. <b>Subject to planning offers will not be entertained</b>
<b>VAT:</b>	Not applicable.
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	<p>Strictly via appointment through sole agents  JOHN PAYNE COMMERCIAL 020 8852 6125  <b>UNDER NO CIRCUMSTANCES SHOULD DIRECT APPROACHES BE MADE AT THE PREMISES</b></p>

JP/EJ/LR139A/C00781

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

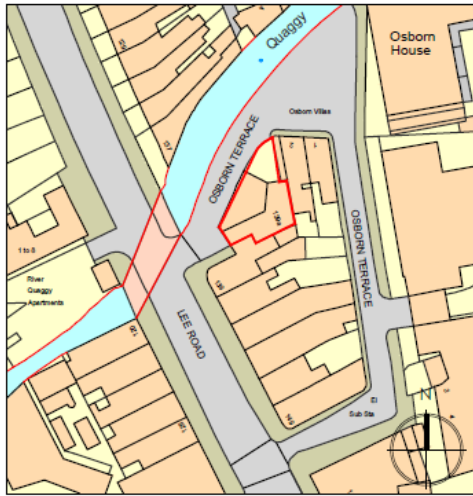


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LOCATION PLAN SCALE 1:1250



SCALE 1:100



drawing address 139A LEE ROAD LONDON SE3 9DJ	location/details GROUND FLOOR LEASE PLAN	date 15/06/23	scale 1/100
		dwg. no. PP8471-01	sheet A4

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*PDF floor plan available upon request*

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