

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

FREEHOLD INVESTMENT

LEASE OUTSIDE THE L&T ACT 1954

SHOP AND UPPER PART

GROUND FLOOR 1180 SQ FT

BASEMENT STORAGE

RESIDENTIAL POTENTIAL ABOVE

PRIME LOCATION IN MARKET AREA

REAR ACCESS/PARKING



32 DEPTFORD HIGH ST

DEPTFORD, SE8 4AF

GUIDE £400,000

Commercial Property Agents & Surveyors

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

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.

Location:	Situated close to the junction with Reginald Sq and off Deptford Broadway in one of the most active parts of the High St within the area of the Open Market. There is an eclectic mix of trades supporting the surrounding densely populated residential area.
Description:	<p>A freehold shop and upper part together with a large rear extension and access for deliveries/parking. The floor above presently has no access and therefore not able to be inspected. We are led to believe there are 2 rooms on this level with low head room. The entire building is let on a 12 year lease outside the provisions of the Landlord & Tenant Act 1954, from 12th August 2014 expiring 11th August 2026 at a rent of £14,640 pa without further review.</p> <ul style="list-style-type: none"> • We are told the current tenant has occupied since 2002 • Successfully trading as a Bakery and coffee shop • Ground floor approx. 1180 sq ft + Basement • Rear access for deliveries/parking • Potential to create residential upper part (currently not accessible and therefore not inspected) • Prime location in the busy open market area. • Low rent with margin for substantial uplift.
Business Rates:	Interested parties are advised to make their own enquiries to the local Authority, being the London Borough of Lewisham.
VAT:	N/A
Legal Fees:	Each party to bear their own legal costs.
Viewing:	<p>Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125 UNDER NO CIRCUMSTANCES SHOULD DIRECT APPROACHES BE MADE AT THE PREMISES</p>

JP/LE/32DHS/C00806

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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