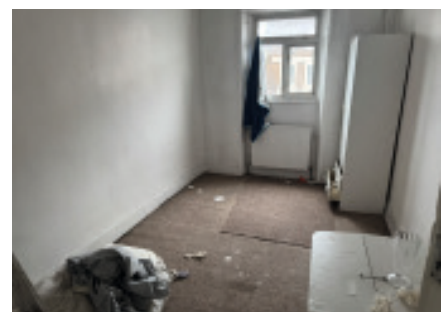


399 New Cross Road, New Cross, London SE14 6LA

Guide Price £595,000*

MIXED USE BUILDING IN PRIME LOCATION, REQUIRING MODERNISATION THROUGHOUT



This mixed use building is situated in an excellent location within a short walk of New Cross and New Cross Gate Stations with a great deal of passing footfall. There is easy access into The City and Central London and the area is well served by numerous bus routes. The property is a mid terraced unit that has a basement currently utilised as a flat, a commercial unit at ground level and a split level three bedroom flat on the upper floors. There is also a large garage and storage yard to the rear of the property. The commercial part was previously trading as a café and has its own entrance. We understand that it falls within the E User Class and as such will be suitable to a variety of usages. This property is in need of complete updating and modernisation throughout and is sold with vacant possession. It lends itself to development and/or extension, subject to obtaining any necessary consents that may be required. This will be of interest to developers, investment buyers and owner occupiers.

ACCOMMODATION

Basement Level has been Utilised as a Flat but forms part of the Commercial Unit on the Ground floor. First and Second Floor consists of a Three Bedroom Maisonette with Kitchen/Diner, reception, Shower Room/WC. Rear Garage and Yard.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Lewisham Rateable Value £6900

Council Tax Band B for Uppers.

EPC Band D for upper parts and Band F for Commercial Part.

VIEWING TIMES

By Appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN