

LOT

14

94 Knights Hill,
West Norwood SE27 0JL

Guide Price: £100,000

**Freehold vacant shop with 3 flats above
sold on long leases**



This terraced property is arranged over three floors and comprises of a vacant shop on the ground floor with three self-contained flats on part ground, first and second floors which have all been sold on long leases; two expiring 24.12.2164 at peppercorn ground rents and one expiring 24.12.2109 with £50pa ground rent (rising). Located on the West side of Knights Hill between Thornlaw Road and St. Julian's within a mixed residential and commercial location and benefitting from the footfall to and from West Norwood main line station. Offered with vacant possession of the shop, the property would be of interest to investment purchasers and owner-traders.

ACCOMMODATION

The Valuation Office Agency shows the Accommodation as: Retail Zone A: 18.28m² (196.77 ft²); Retail Zone B: 12.62m² (135.84 ft²); Kitchen 1.8m² (19.37 ft²)

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Lambeth. Tel: 020 7926 1000
Rateable Value: £4,950

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN