



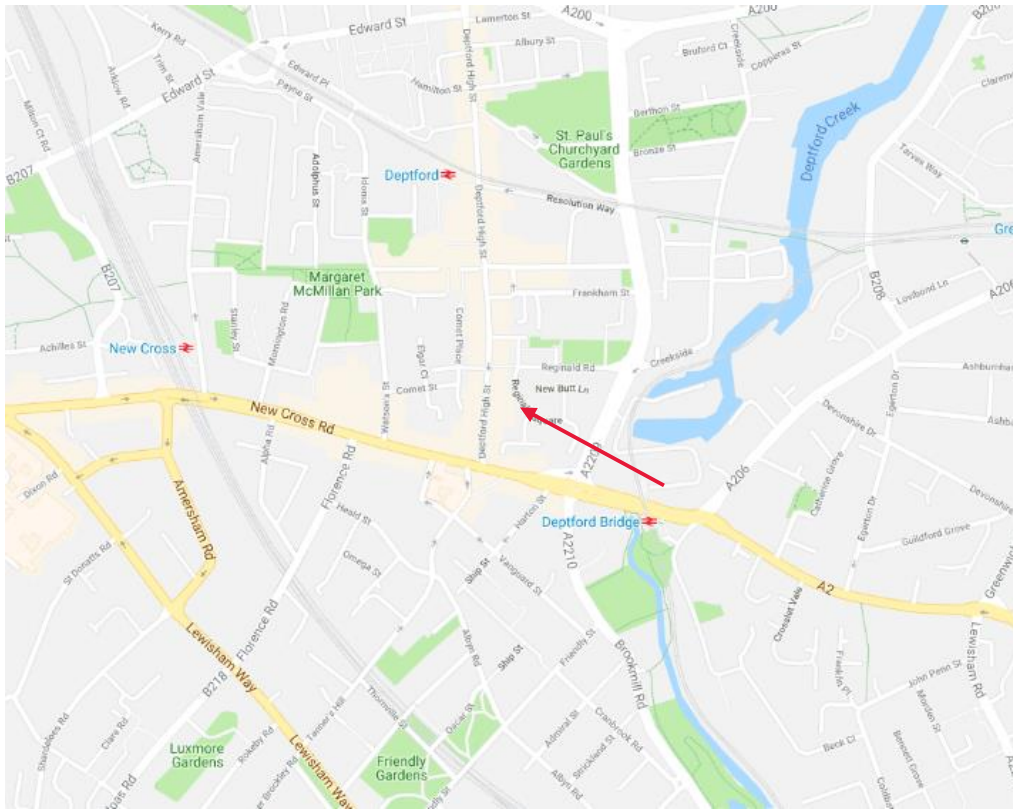
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# Freehold Development & Investment for Sale

47-49 Deptford High Street  
London, SE8 4AD

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## Location

**Train time to London Bridge** 0:10

Subject property is approximately 5 miles to the South East of Central London located on the busy & popular Deptford High Street. The area is home to a wide number of multiple national retailers and independent retailers and restaurateurs.

Transport links are excellent with 3 train stations close by in Deptford, New Cross and Deptford Bridge, making this property superbly located. Trains from Deptford station to London bridge take just 10 minutes.



## Accommodation

Currently consisting's of 2 retail units, arranged over ground floor. Substantial upper floors are currently vacant and in need of substantial modernisation and works.

## Size

The units currently have the following approximate floor areas:

Ground Floor:	1,075 sq.ft	99.9 sq.m
Upper Floors:	1,959 sq.ft	182.0 sq.m
<b>Total:</b>	<b>3,034 sq.ft</b>	<b>281.9 sq.m</b>

## Tenancy Schedule

Ground Floor 47:	Launderette - £15,000pa – 2020 expiry
Ground Floor 49:	Anchor Barbers - £15,000pa – 2020 expiry
Upper Floors:	Vacant Possession

Both commercial tenant's will sign longer leases, subject to terms, upon sale.  
Tenant at 47 will relocate to the new basement, leaving part GF vacant possession.

## Price

Sale: £815,000

## Planning Permission

This opportunity benefits from planning permission granted on 23<sup>rd</sup> June 2016. Under reference number: DC/16/096163, for the following development:  
Demolition with facade retention of 47-49 Deptford High Street SE8, together with excavation to form an enlarged basement and the construction of a three storey building comprising retail unit at ground floor/basement level, 2, two bedroom self-contained flats with rear roof terraces at first and second floor level (1,959 sq.ft total), a new shopfront and restoration of the front elevation with additional storey designed as a mansard roof with dormer windows to the Deptford High Street frontage of the building.

Further planning application has been granted (08.03.19) under reference: DC/18/110265 for the following works:

The demolition of single storey structures to the rear and the excavation of the basement to provide a one bedroom maisonette (935 sq.ft) with a courtyard garden and reduced retail floor space at 47-49 Deptford High Street, SE8, together with the formation of a new residential entrance on the high street.

### Proposed Floor Areas

Ground Floor Retail:	496 sq.ft	46.1 sq.m
Basement Retail:	745 sq.ft	69.2 sq.m
Maisonette Residential:	935 sq.ft	86.9 sq.m
<u>First &amp; Second Floor Residential:</u>	<u>1959 sq.ft</u>	<u>182.1 sq.m</u>
Total:	4,135 sq.ft	384.3 sq.m

## Legal Costs

Each Party will bear it's own legal costs in any transaction.

## VAT

All figures quoted are exclusive of VAT.

## Business rates

Tenants should confirm with local authority

## Use

47:	Sui Generis
49:	A1
Uppers:	C3

## Contact

Through Joint Agents:

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Freehold Investment Opportunity

