

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**FOR SALE FREEHOLD**  
**OF INTEREST TO INVESTORS/BUILDERS**  
**SHOP & BASEMENT + STABLES AND**  
**SELF-CONTAINED RESIDENTIAL ABOVE**  
**TOTAL AREA APPROX. 1400 SQ FT**  
**LOTS OF POTENTIAL TO UPGRADE**  
**POPULAR LOCATION ON THE OUTSKIRTS OF LEWISHAM**



**254 LEE HIGH ROAD, LEWISHAM, SE13 5PL**  
**GUIDE £600,000 - VACANT POSSESSION**

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>	Mid-way between Lewisham and Lee shopping centres on the main A20 into London. Blackheath lies approx. 0.8 miles to the north and Eltham 2.6 miles to the east.
<b>Description:</b>	<p>A substantial Victorian mixed-use building having a shop and basement plus extensive outbuildings including the original stables with access from the rear. The upper part is arranged as three bedsits, two of which are currently occupied but will be vacant on completion. The upper part has been partially modernised with new windows and upgrading of the rooms but the commercial space is in need of work.</p> <ul style="list-style-type: none"> <li>• RENOVATION OPPORTUNITY</li> <li>• SHOP APPROX 310 SQ FT + LARGE KITCHEN &amp; WC.</li> <li>• SPIRAL STAIRCASE TO BASEMENT 400 SQ FT</li> <li>• SINGLE STOREY OUTBUILDINGS AND ORIGINAL STABLES</li> <li>• SELF-CONTAINED RESIDENTIAL ACCOMMODATION</li> <li>• 5 GOOD SIZED ROOMS + SHOWER ROOM</li> <li>• POTENTIAL FOR CONVERSION</li> </ul>
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the Local Authority, being the London Borough of Lewisham.
<b>Terms:</b>	For sale freehold.
<b>VAT:</b>	Not applicable.
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/EJ/LHR254/C00

Misdescriptions Act 1991

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