
Prominent Former Vauxhall Garage / Workshop

152a Lee High Road | Lewisham
London | SE13 5PR

Mixed Use Development
Opportunity with Consent

On behalf of the Joint
Liquidators of Henry Walters Ltd

08449 02 03 04
avisonyoung.co.uk/15472

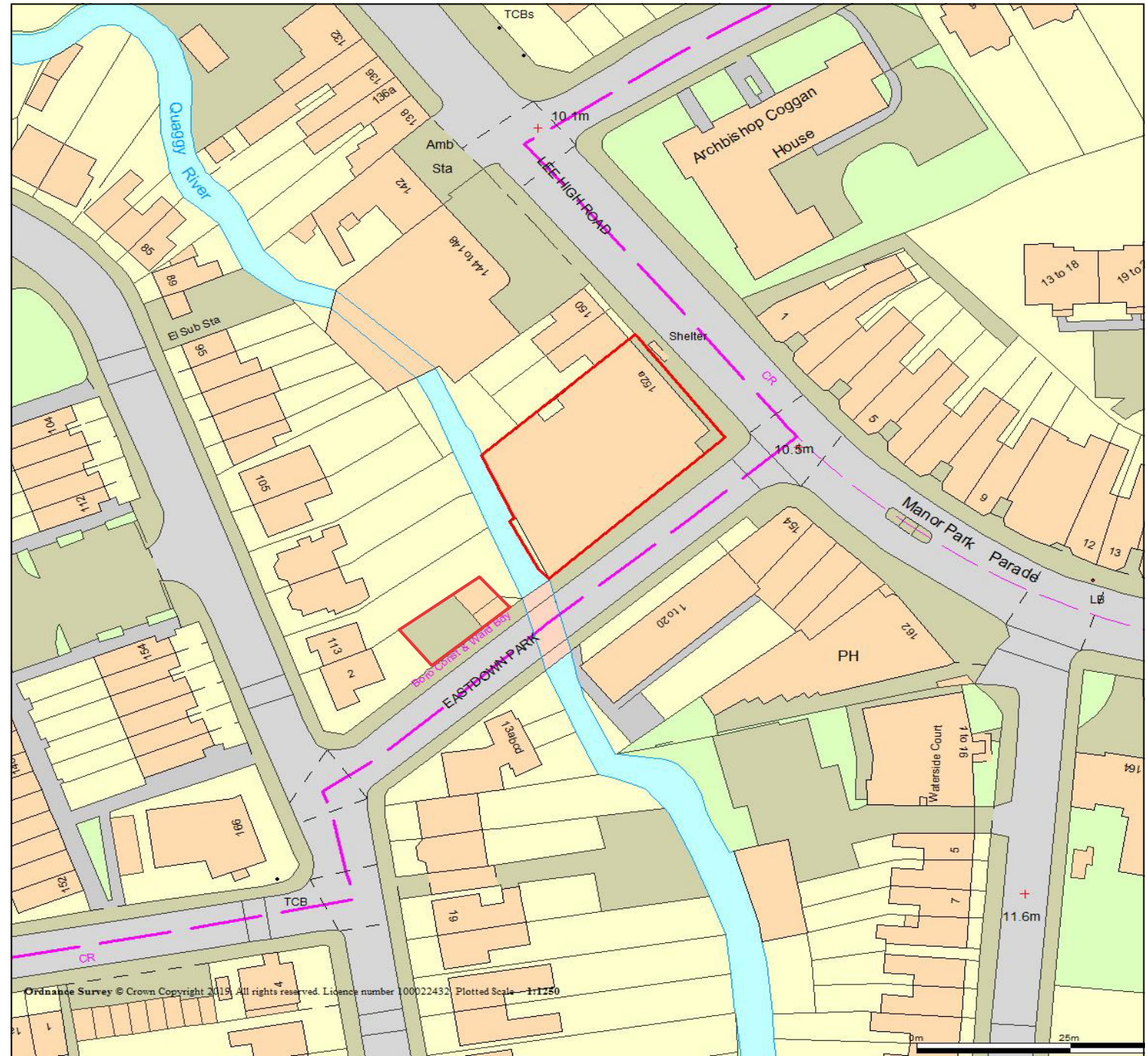
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For Sale

Highlights

- Residential & Office
Redevelopment Opportunity
- Former Vehicle Garage /
Workshop
- Planning consent granted for
part 4 part 5 storey building
comprising 17 dwellings and
commercial space
- Extremely desirable location
- 0.7 mile from Lewisham
Mainline and DLR Station
- A detached pair of garages at
the rear of the subject property
are included in the sale
- Freehold
- Offers Invited



Location



The property is situated on Lee High Road on the corner of its junction with Eastdown Park. The property is bound to the east by the A20, to the south by Eastdown Park, to the west by the Quaggy River and to the north by two Victorian semi-detached residential properties.

The location benefits from excellent road, bus and train (mainline and DLR) transport links.

The surrounding area is mixed in nature, with a variety of commercial and residential uses. Properties in the vicinity are generally characterised by ground floor commercial units occupied by local businesses, with residential flats above, as well as standalone residential properties.

Lee High Road offers a range of local shopping facilities, and further shops are available within Lewisham Shopping Centre. The open green spaces of Manor House Gardens, Gilmore Road Park and Manor Park are nearby.

The Lewisham Gateway development project (0.6 miles) will deliver 530 new homes, shops, offices, open spaces and a more accessible and connected town centre. Phase one has already been completed and 193 new flats have been built.



Description



The subject property comprises a vacant garage / workshop, arranged over a basement and ground floor, with an open air car park at roof level. There is an ancillary office area and WCs on the ground floor. Access between the floors and onto the rooftop car park is provided by car ramps.

The property is of concrete frame and brick infill construction, with profiled sheet steel cladded walls around the roof level car park. We believe it was originally constructed in the 1950s/1960s.

The basement comprises basic storage space and parking facilities, while the ground floor comprises a motor vehicle service workshop and ancillary offices.

The property was vacated by Vauxhall in October 2017 .

The subject property has an approximate site area of 0.086 hectares (0.211 acres).

Tenure

The property is held freehold.

Title Number - SGL423566

Rateable Value

Vehicle Repair Workshop and Premises

RV — £65,500

EPC

Rating — D81

Floor Area

Floor	Areas	
	Sq m GIA	Sq ft GIA
Ground	783	8,428
Basement	597	6,426
Total	1,380	14,854

To be verified



The Opportunity

DC/17/099662

Planning granted for the demolition of existing car garage and construction of part 4 and 5 storey building comprising 17 new dwellings and commercial space (Use Class B1) at ground floor and basement level with associated car parking, cycle parking, recycling and refuse facilities at 152A Lee High Road, SE13.

Further information in relation to the consent including Section 106 is available in the dataroom.

Maintaining the existing use may also present a valid option.



Lewisham



New Cross
in 5 minutes



London Bridge
in 10 minutes



Waterloo
in 17 minutes



Cannon Street
in 17 minutes



Charing Cross
in 20 minutes



Lewisham



Nunhead
in 5 minutes



Peckham Rye
in 8 minutes



Denmark Hill
in 12 minutes



Victoria
in 23 minutes

Asking Price

Offers invited

VAT

To be confirmed

Dataroom

<https://qva.box.com/v/152aleehighroad>

For further information please
contact:

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Tom Luck

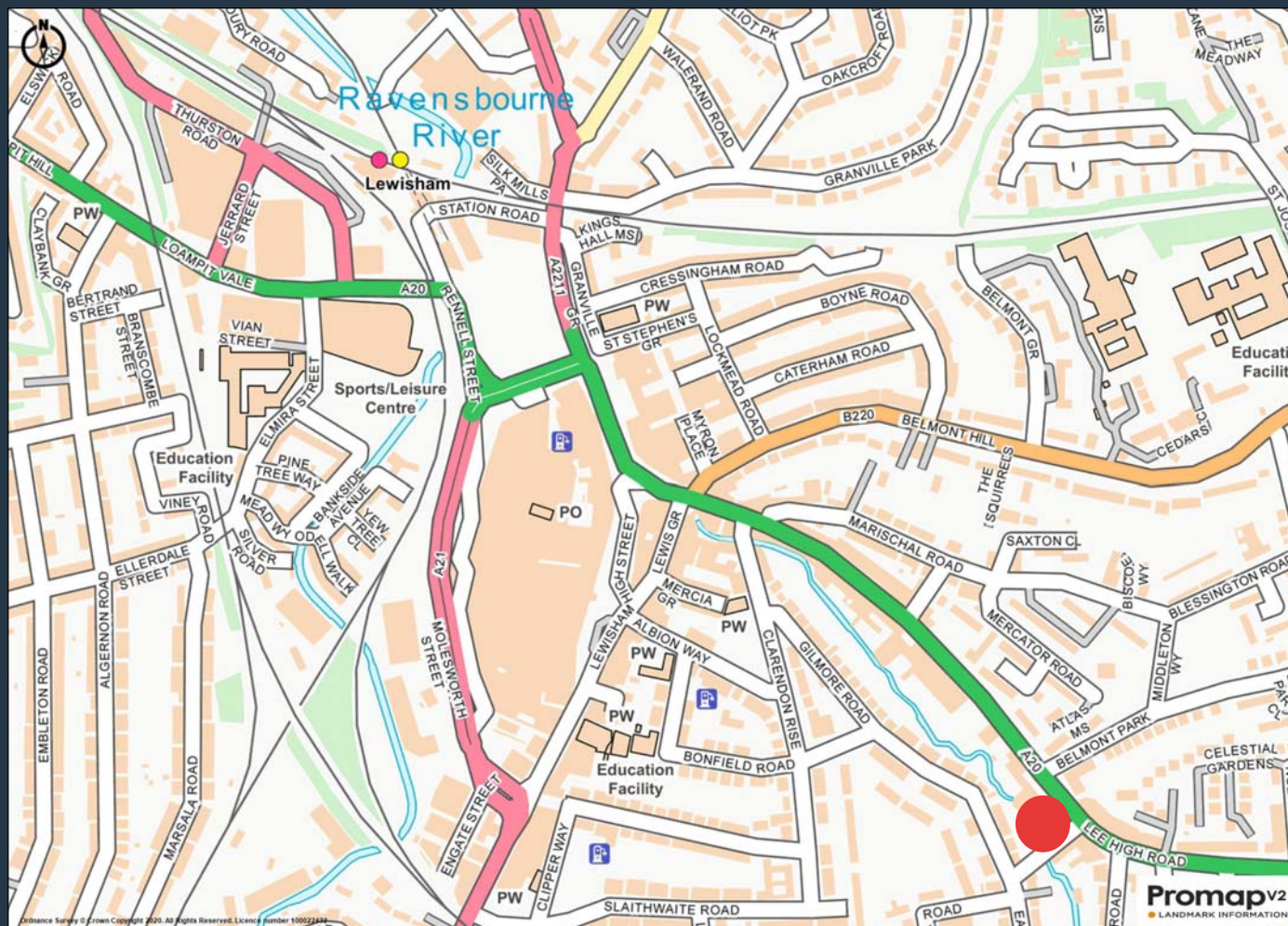
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Property Ref

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