

PRELIMINARY ANNOUNCEMENT TO BE OFFERED IN OUR 15TH APRIL AUCTION



Badminton House, Quorn Road, East Dulwich, SE22 8BH

Freehold five floor detached building arranged as two ground floor retail units together with 11 self-contained flats over the upper floors (potential to convert drying room to 12th flat)

Part vacant possession

Development/refurbishment opportunity

BY ORDER OF THE LONDON BOROUGH OF



Location

Situated in a convenient location at the junction with Dog Kennel Hill and Quorn Road. The building is ideally located opposite East Dulwich Railway Station (13 minutes to London Bridge). There is a large Sainsbury's supermarket opposite and Lordship Lane is a short distance to the south which provides an assortment of boutique shops, trendy cafes, bars and restaurants.



Accommodation/approximate dimensions

| Floor | No. | Accommodation | Approximate GIA | Tenancy | Effective Date | Rent per annum |
|--------------|------------|---|---------------------------|---|----------------|----------------|
| Fourth | | Drying Room (potential for an additional flat subject to consent) | | | | |
| Third/fourth | 11 | Five rooms, kitchen, bathroom. | 82.7 sq m (890.2 sq ft) | Vacant | – | – |
| Third | 10 | Three rooms, kitchen, bathroom. | 63.9 sq m (687.8 sq ft) | Vacant | – | – |
| Third/fourth | 9 | Five rooms, kitchen, bathroom. | 63.9 sq m (941.9 sq ft) | Vacant | – | – |
| Third/fourth | 8 | Three rooms, kitchen/dining room, bathroom. | 61.5 sq m (662.0 sq ft) | Vacant | – | – |
| Second | 7 | Four rooms, kitchen, bathroom. | 70.6 sq m (759.9 sq ft) | Vacant | – | – |
| Second | 6 | Three rooms, kitchen, bathroom. | 66.8 sq m (719.0 sq ft) | Vacant | – | – |
| Second | 5 | Four Rooms, kitchen, bathroom. | 67.0 sq m (721.2 sq ft) | Vacant | – | – |
| First | 4 | Four rooms, kitchen, bathroom. | 70.7 sq m (761.0 sq ft) | Vacant | – | – |
| First | 3 | Three rooms, kitchen, bathroom. | 65.8 sq m (708.3 sq ft) | Vacant | – | – |
| First | 2 | Four rooms, kitchen, bathroom. | 67.9 sq m (730 sq ft) | Vacant | – | – |
| Ground | 1 | Four rooms, kitchen, bathroom. | 68.2 sq m (734.1 sq ft) | Vacant | – | – |
| Ground | Unit 6 | Retail unit. Trading as a gentleman's barbers | 39.9 sq m (429.5 sq ft) | Let to Mr Daniels on a 21 year IR lease with an outstanding rent review from 29/09/2010 | 13/02/1996 | £3,800 |
| Ground | Unit 4 & 5 | Retail unit. Trading as Payless Food & Wine Supermarket | 118.9 sq m (1279.8 sq ft) | Let to Mr Ahmed on a 21 year IR lease next rent review 25/03/2016 | 14/02/1996 | £9,500 |

Planning permission has been granted for a new access to the flats from Quorn Road, plus a new external lift and secure rear gardens

Total rent reserved £13,300 per annum with vacant possession of 11 residential units