

# 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**