

# THE OLD BAKERY

48-49 Deptford Broadway, London, SE8 4PH

Freehold Residential Investment Opportunity  
being sold on behalf of fixed charge receivers

SOLE AGENTS

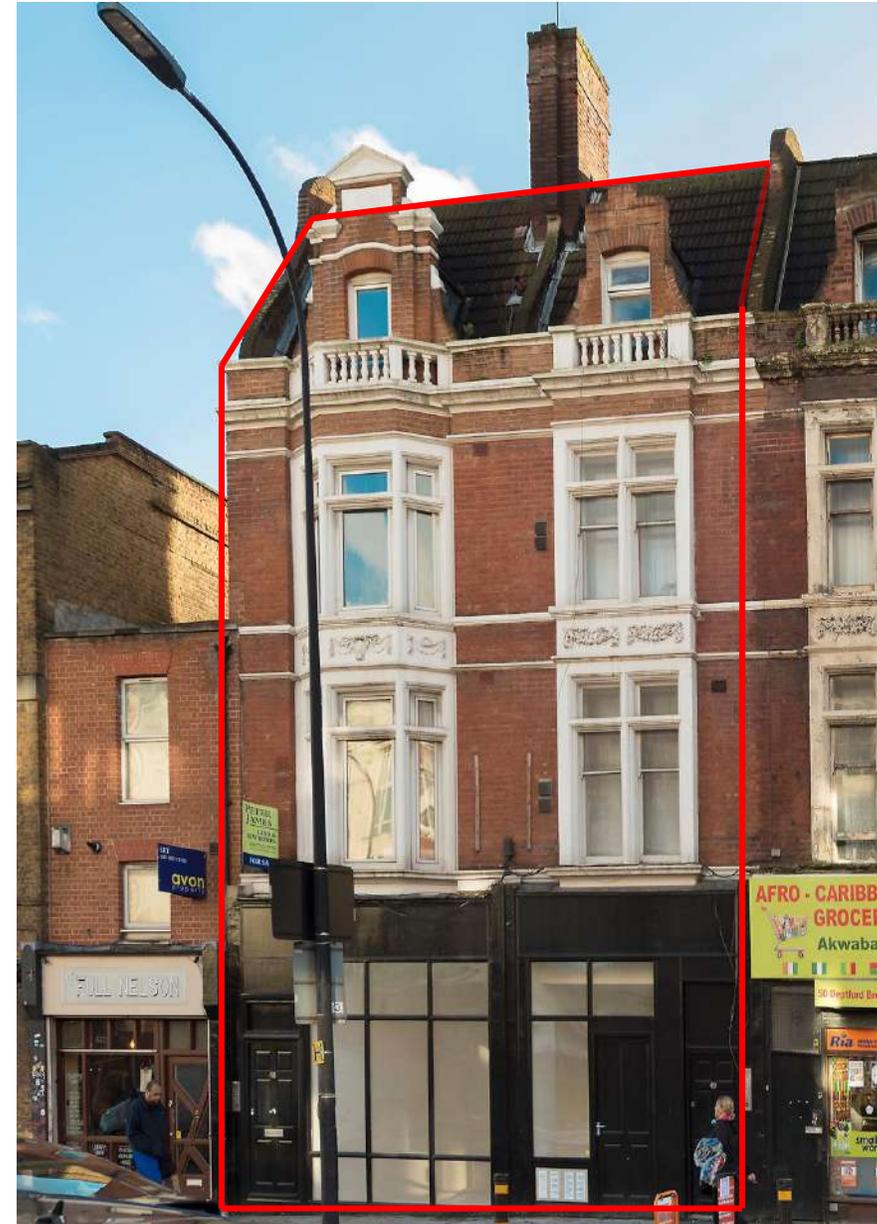
 **VANDERMOLLEN**  
REAL ESTATE



moorfields

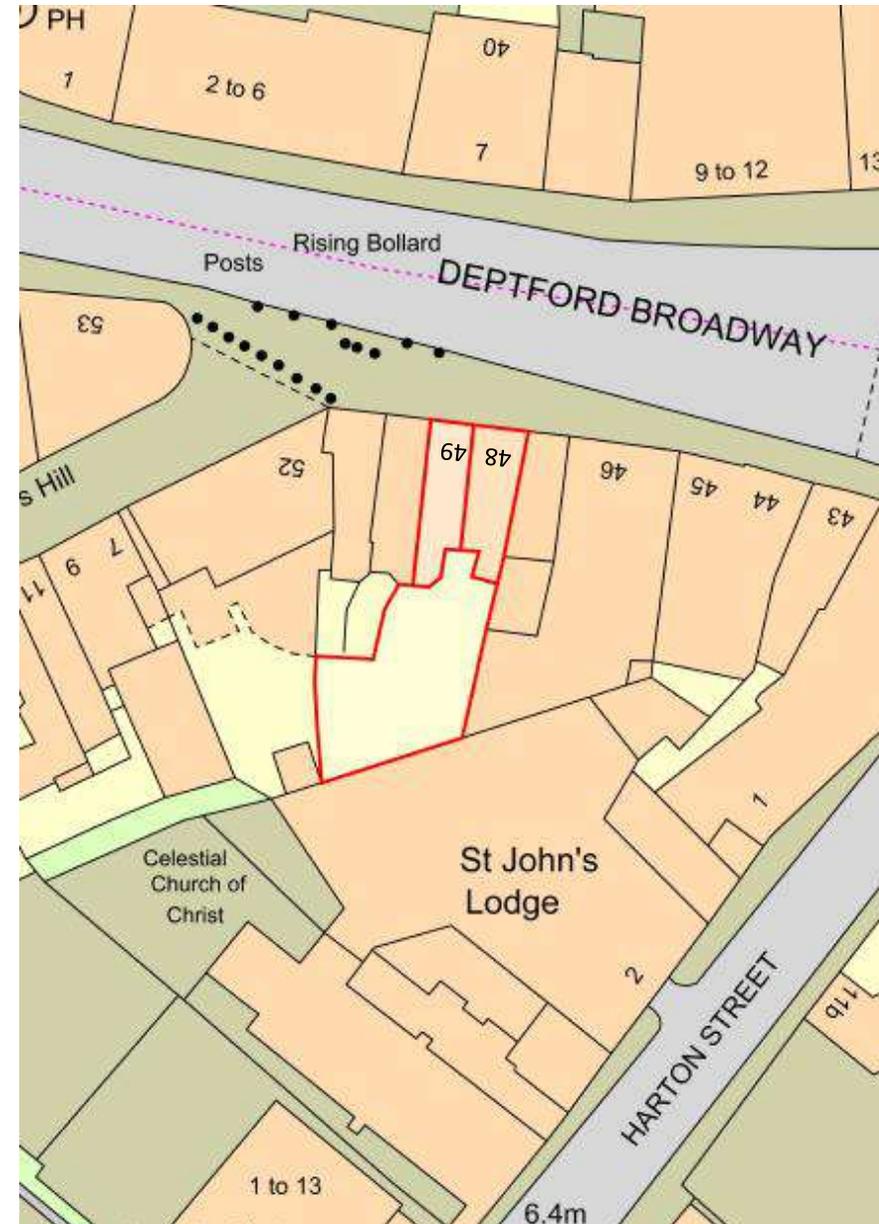
## OPPORTUNITY SUMMARY

- On behalf of fixed charge receivers.
- Freehold investment opportunity.
- Ten self contained flats, ground floor commercial unit and ground rent investment.
- Six new build flats to the rear of the site, one new build lower ground flat, one new build lower ground/ground floor flat and two refurbished top floor flats.
- The net saleable area of the building is 4,888 sq ft excluding common parts.
- ERV of £180,000 per annum plus £1,500 ground rent income.
- One-minute walk from Deptford Broadway DLR, five-minute walk from New Cross over ground and six-minute walk from Deptford over ground station.
- New build warranties.



## LOCATION

- Deptford is situated in the London Borough of Lewisham on The South Bank of the River Thames, South-East London. The building is located 0.3 miles (6-minute walk) away from Deptford train station, where trains run into London Bridge (9 minutes), and St Pancras (23 minutes). There are also several bus routes that run close by to the building.
- Deptford is a fast-developing area with a busy high street. The high street itself has several bars and cafes as well as food markets. There are a number of national retailers fronting the High Street, including large supermarkets such as Iceland and ASDA. The building itself is at the bottom end of the high street and fronting a busy Broadway.



**DESCRIPTION :**

The building is arranged out in varied sections, 48-49 Deptford Broadway (front building) and a new build development to the rear.

48 Deptford Broadway comprises of a retail unit at ground floor level, a new lower ground/ ground floor flat and a refurbished top floor flat with two ground rent interests.

49 Deptford Broadway comprises of a new lower ground floor flat and a refurbished top floor flat with five ground rent interests.

The new build element of the scheme comprises 6 apartments (2 x 3-bedroom duplex, 1 x 2 bedroom & 3 x 1 bedroom).





## PLANNING

Details of the various planning permissions can be found below using the following links:

[https://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= LEWIS\\_DCAPR\\_76075](https://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= LEWIS_DCAPR_76075)

[https://planning.lewisham.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal= LEWIS\\_DCAPR\\_52951&previousCaseNumber= LEWIS\\_PROPLPI\\_94094\\_1&previousCaseUprn=100023280835&activeTab=summary&previousKeyVal= LEWIS\\_PROPLPI\\_94094\\_1](https://planning.lewisham.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal= LEWIS_DCAPR_52951&previousCaseNumber= LEWIS_PROPLPI_94094_1&previousCaseUprn=100023280835&activeTab=summary&previousKeyVal= LEWIS_PROPLPI_94094_1)

## TENURE

The building is being sold with the benefit of the freehold and ground rent interests.

## PRICE

Freehold offers in excess of £2,800,000



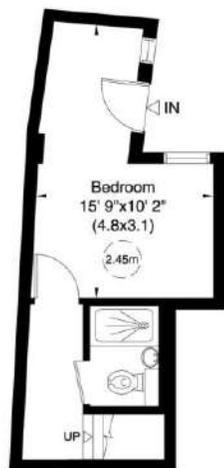
## FRONT DEVELOPMENT FLOOR PLANS

### Flat 4, 48 Deptford Broadway, SE8

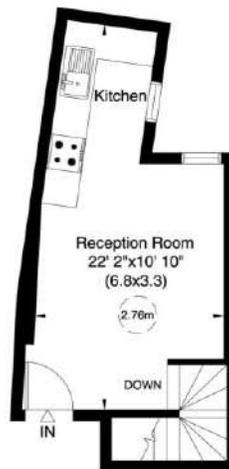
Gross internal area (approx.)  
38 Sq m (411 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



Lower Ground Floor



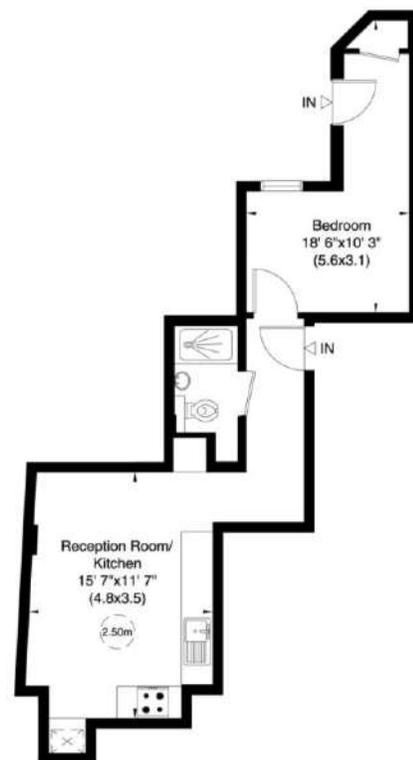
Ground Floor

### Flat 7, 49 Deptford Broadway, SE8

Gross internal area (approx.)  
37 Sq m (399 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



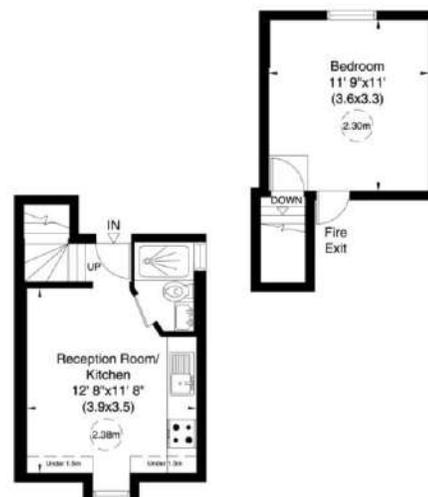
Lower Ground Floor

### Top Floor Flat, 49 Deptford Broadway, SE8

Gross internal area (approx.)  
32 Sq m (342 Sq ft) Including Under 1.5m  
31 Sq m (332 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

capital 020 8671 7722



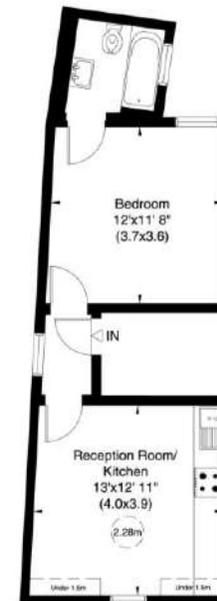
Third Floor

### Top Floor Flat, 48 Deptford Broadway, SE8

Gross internal area (approx.)  
35 Sq m (372 Sq ft) Including Under 1.5m  
34 Sq m (362 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

capital 020 8671 7722



Third Floor

## REAR DEVELOPMENT AND FLOOR PLANS

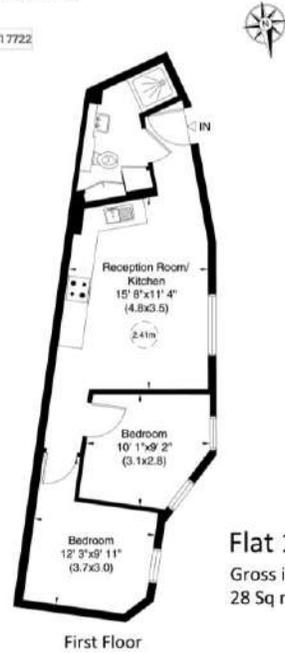
### Flat 10, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)

43 Sq m (465 Sq ft)

For identification only, Not to Scale

capital.020 8671 7722



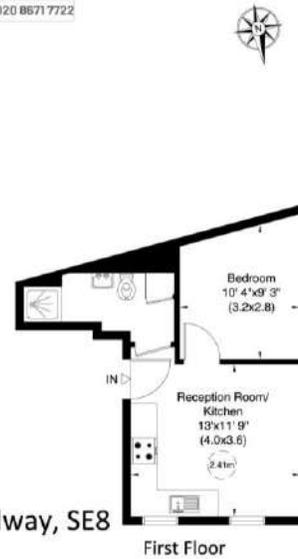
### Flat 11, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)

29 Sq m (310 Sq ft)

For identification only, Not to Scale

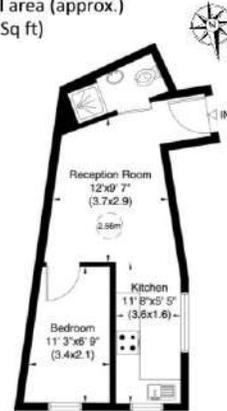
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### Flat 12, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)

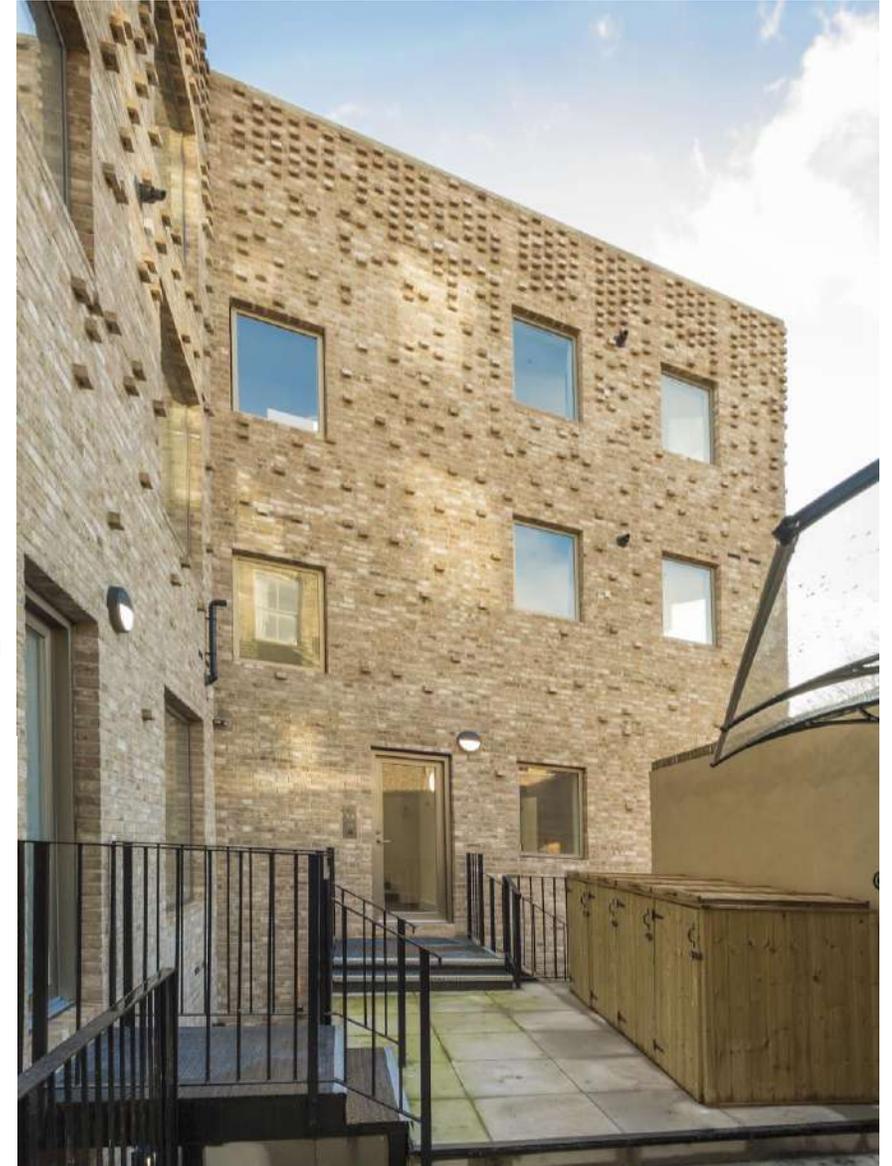
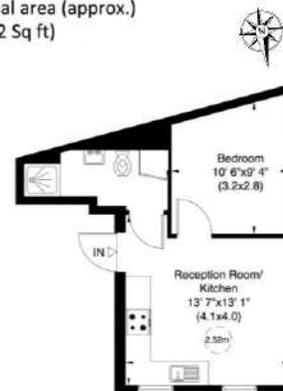
28 Sq m (297 Sq ft)



### Flat 14, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)

29 Sq m (312 Sq ft)



### REAR DEVELOPMENT CONTINUED

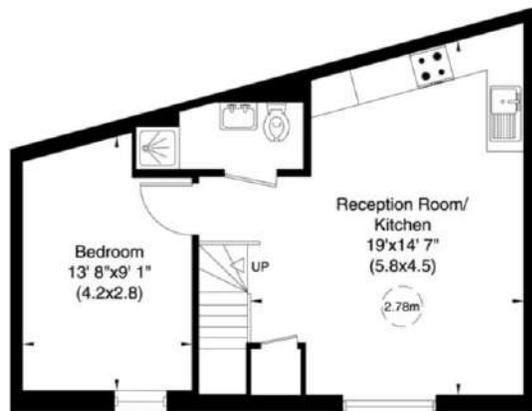
## Flat 9, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)

70 Sq m (753 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



Lower Ground Floor



Ground Floor

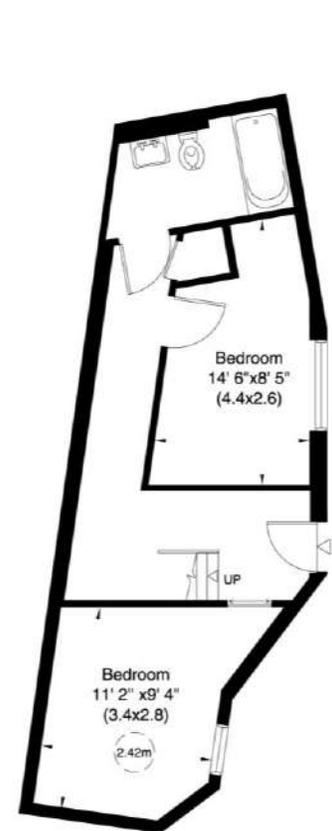
## Flat 8, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)

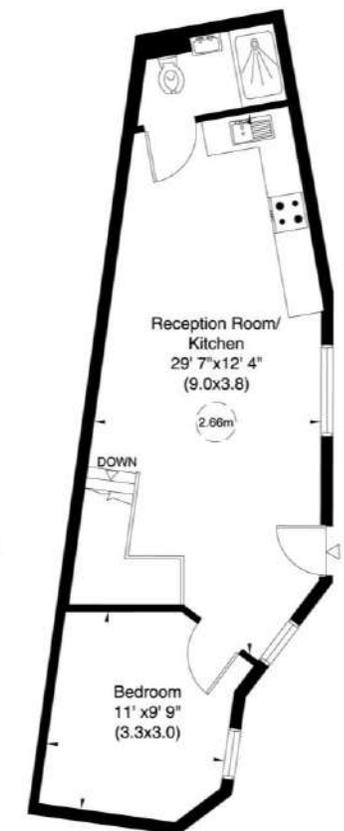
81 Sq m (871 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



Lower Ground Floor



Ground Floor

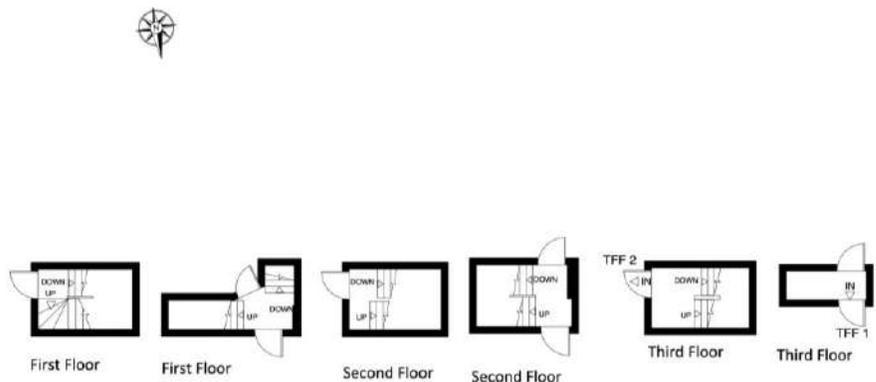
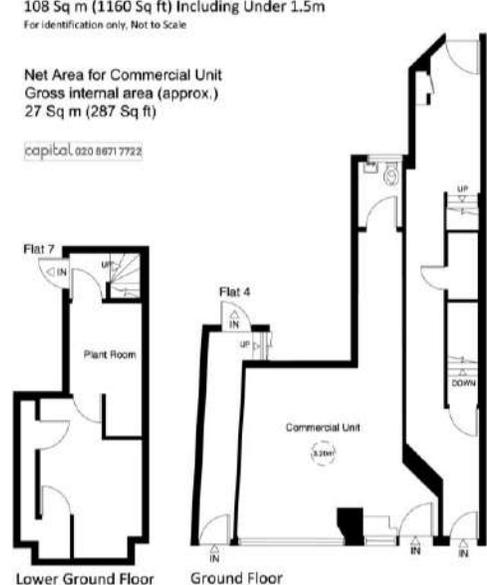
## COMMUNAL AREAS

### Communal Area Front Building, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)  
108 Sq m (1160 Sq ft) Including Under 1.5m  
For identification only, Not to Scale

Net Area for Commercial Unit  
Gross internal area (approx.)  
27 Sq m (287 Sq ft)

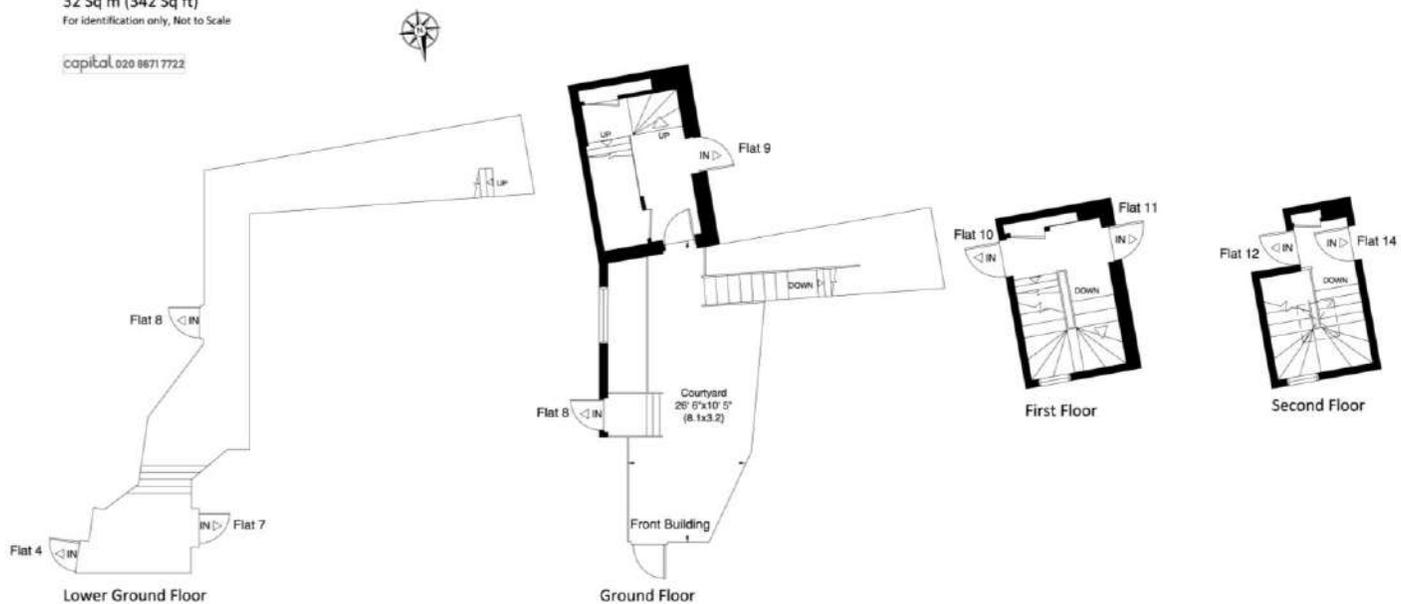
capital 020 8671 7722



### Communal Area Rear Building, 48-49 Deptford Broadway, SE8

Gross internal area (approx.)  
32 Sq m (342 Sq ft)  
For identification only, Not to Scale

capital 020 8671 7722



## METHOD OF SALE

The property is for sale on behalf of receivers.

## TENURE

Freehold and 7 ground rent interests.

## VIEWINGS:

The building can be viewed by way of appointment.

## FURTHER INFORMATION

Further plans and information are available upon request.

## PRICE

Freehold offers in excess of £2,800,000

## CONTACT

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