

68b Fernbrook Road, Hither Green, London SE13 5NF

Attractive Freehold Building Suitable For Various Commercial Uses

- Attractive period former stable building
- Approx. 411 sq ft (GIA) over two storeys
- Flexible E-class use
- Would suit storage, office, retail or studio use
- Recent new roof
- Internal/fit-out works required
- OIRO £175,000 f/h



This charming and distinctive period building is conveniently situated just a few hundred yards from Hither Green Station.

Offering approximately 411sqft of floor space arranged over two levels, it presents the perfect blank canvas for a local business seeking a compact and individual premises.

With flexible E-class use, the property lends itself to a range of possibilities from office space or a creative studio to a boutique retail unit or secure storage.

The roof has recently been replaced providing a solid foundation for refurbishment. Internal fit-out works are required throughout allowing an incoming occupier to tailor the space to their requirements and taste.

Please note, the property is not suitable for residential conversion due to its limited size.

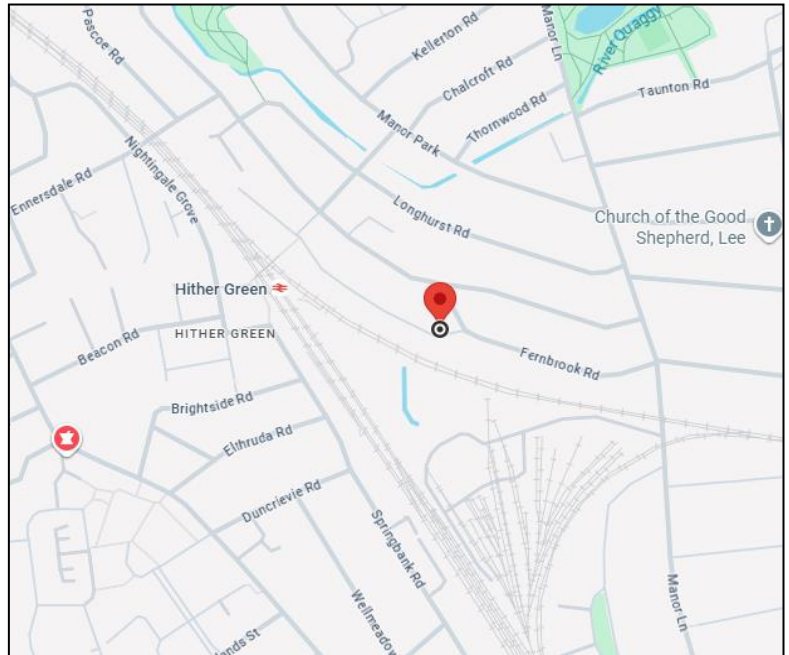


The property is conveniently located on the Northern side of Fernbrook Road close to the junction with Fernbrook Crescent.

Hither Green Station is just a few hundred yards away, providing fast and frequent rail services:

- London Bridge – approx. 10 minutes
- Cannon Street – approx. 18 minutes
- Charing Cross – approx. 20 minutes

The immediate area offers a vibrant mix of cafés, restaurants and independent shops in addition to a Sainsbury's Local store, and serves a dense and affluent residential catchment. More extensive retail and leisure amenities are available in Lewisham town centre, approx. one mile to the north.



Planning/Lawful Use

Full planning permission was granted by Lewisham Council in December 2020 for the change of use of the property to B1C (now E-class) along with external alterations and the addition of new windows. The planning consent has since been implemented and is therefore extant.

E-class allows the property to be put to a variety of uses including offices, retail and storage. Interested parties are advised to make their own enquiries to ensure that a proposed use won't require further approvals.

Terms

Offers in the region of **£175,000** are invited for the vacant freehold interest. Please note that this property will suit cash buyers only. VAT is not applicable.

Energy Performance

No CEPC exists as the property is not habitable at present and is considered a commercial development opportunity.

Availability & Viewings

020 3633 3733

Keys are held and viewings can be arranged at short notice.

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