

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

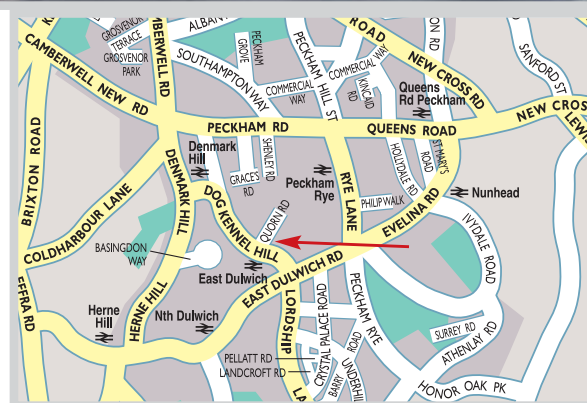
Development/refurbishment opportunity

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