



JENNINGS & BARRETT



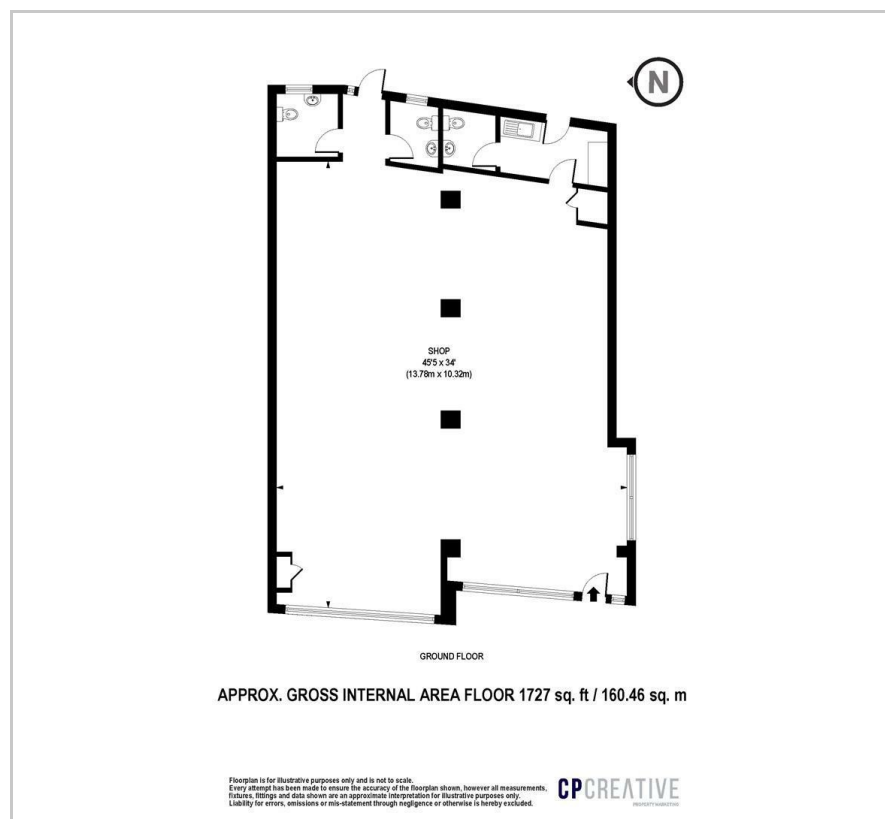
329-331 Brockley Road

London, SE4 2QZ

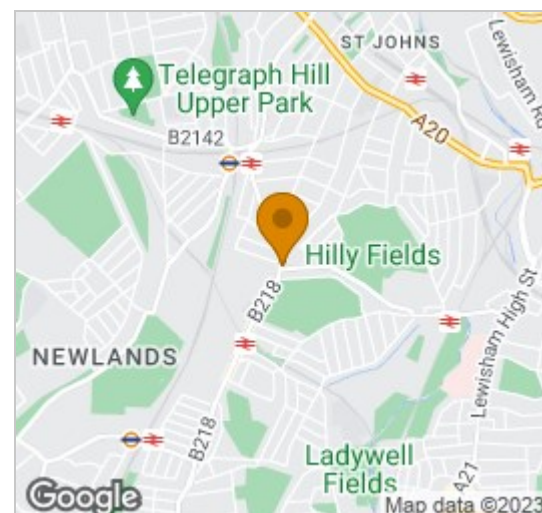
By Auction £350,000



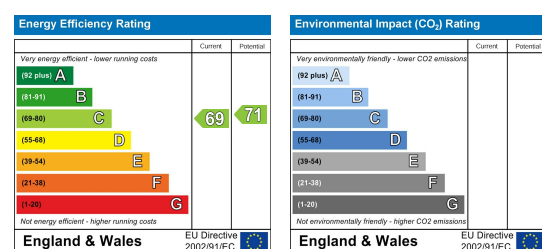
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

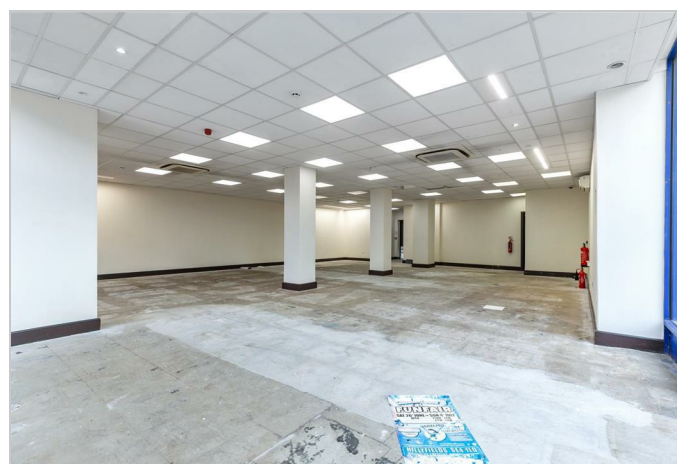
Please contact our Sidcup Office on 0203 598 9665 if you wish to arrange a viewing appointment for this property or require further information.

- For Sale by Modern Auction ■ Subject to Reserve Price
- Buyers Fees Apply ■ The Modern Method of Auction
- Fixed Timescales for Exchange

Offering to the Market a rare investment opportunity to purchase the Freehold comprising of a double fronted vacant Class Sui Generis retail unit and 2 maisonettes let on long leases, in a prime location. The retail space is approximately 1727 sq ft.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

104 Station Road, Sidcup, Kent, DA15 7DE

Tel: 0203 598 9665 Email: property@jenningsandbarrett.co.uk Web: www.jenningsandbarrett.co.uk