



## New Cross Road, SE14

£800,000

Dexters are delighted to introduce for sale this mixed-use investment opportunity containing 2x retail/commercial units and one split level, two-bedroom self-contained flat.

389 New Cross Road features a retail unit of circa 30.5 sq. m (328 sq. ft.) to the front. The unit is fully let on a 10-year lease from December 2025 achieving a current Gross Rental Income of £1,250 per calendar month / £15,000 per annum.

To the rear is a vacant retail unit of circa 94.5 sq. m (1,017 sq. ft.) accessed via Grehan Mews to the rear of New Cross Road. Estimated Rental Value (ERV) £2,083 per calendar month / £25,000 per annum.

A split level two-bedroom self-contained flat of circa 91.0 sq. m (981 sq. ft.) occupies the first and second floor. The property has access via its own front door on New Cross Road. The self-contained flat is currently let on an Assured Shorthold Tenancy agreement achieving a Gross Rental Income of £2,100 per calendar month / £25,200 per annum.

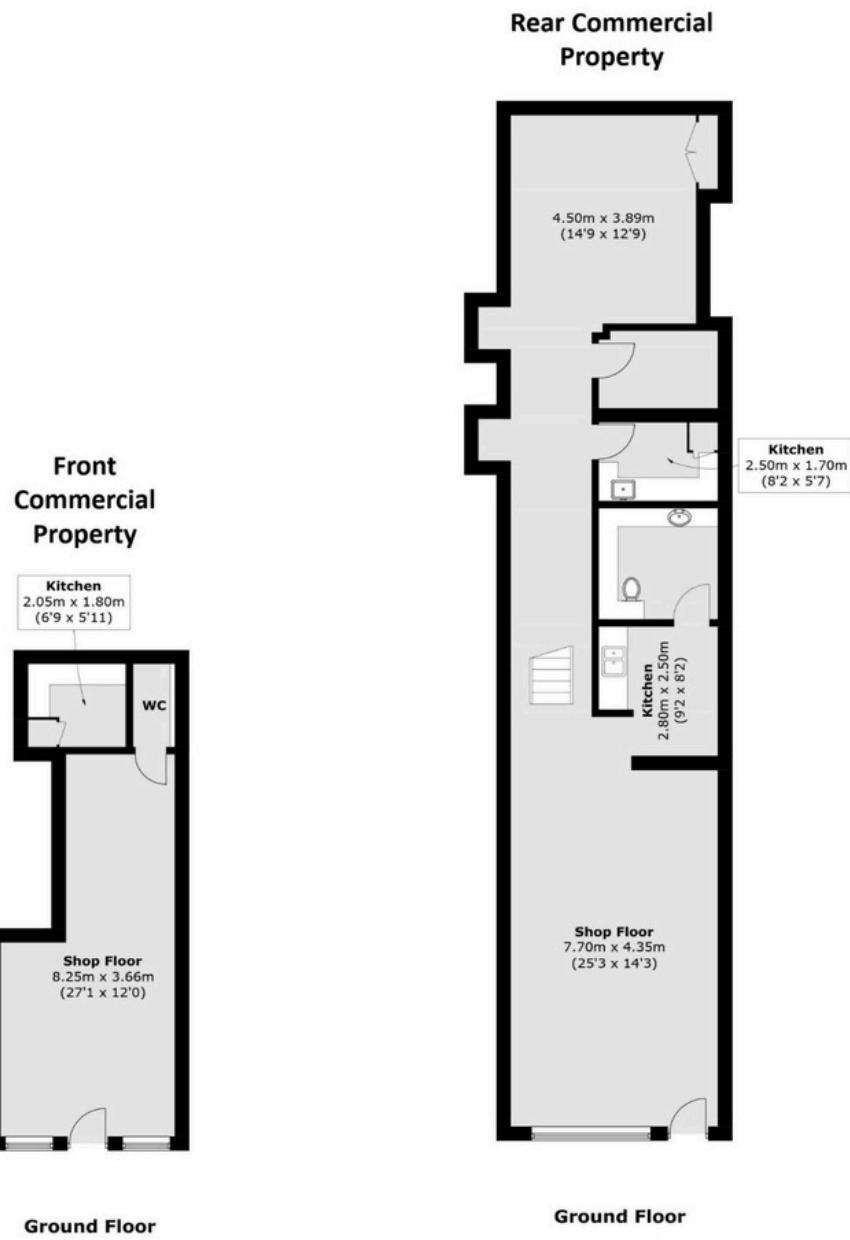
Situated within the London borough of Lewisham, the property is conveniently located within 110 metres of New Cross station, New Cross is an interchange station between the Windrush line of the London Overground and National Rail services operated by Southeastern, located in New Cross in south-east London. The green space of Fordham Park is within 150 metres.

Tenure - Freehold HM Land Registry Title Numbers LN77684.

### Features

- Freehold
- Mixed-use investment opportunity
- 2x retail/commercial units
- 1x two-bedroom split level flat

389 New Cross Road, London SE14 6LA  
 Commercial Units (Front & Rear) – Floor Plan



Ground Floor Area: 30.5 sq. m (328.3 sq. ft)

First Area: 94.5 sq. m (1,017.1 sq. ft)

**Total area (approx.): 125.0 sq. m (1,345.5 sq. ft)**



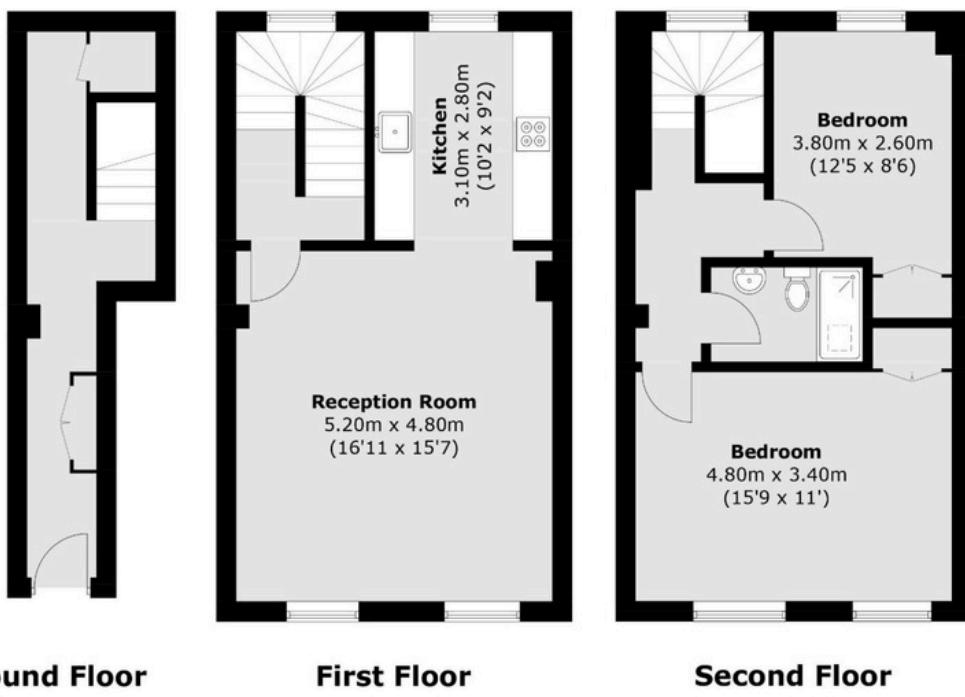
Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.  
 Dexters London Limited, Company Registration Number 04160511

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Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.

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## Flat 389a – Floor Plan



Total area (approx.): 91 sq. m (981 sq. ft)



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