



## New Cross Road, SE14

£1,500,000

Dexters are delighted to introduce for sale two adjacent freehold titles located in New Cross, London SE14 featuring a mixed-use investment opportunity containing 3nos. retail/commercial units and 2nos. two-bedroom split self-contained flats.

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.

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.

391 New Cross Road features a retail unit of circa 110.6 sq. m (1,190 sq. ft.) to the front occupying the basement and ground floor. The unit is fully let to Square Pizza / Halal Chicken achieving a Gross Rental Income of £3,000 per calendar month / £36,000 per annum. A split level two-bedroom self-contained flat of circa 109.0 sq. m (1,173 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 £2,000 per calendar month / £24,000 per annum.

Additional Development Potential - In our view, there is the potential to create additional development to the rear of 391 New Cross Road access via Grehan Mews in-line with 385 to 389 and 393 to 399 New Cross Road, subject to securing the necessary planning consents.

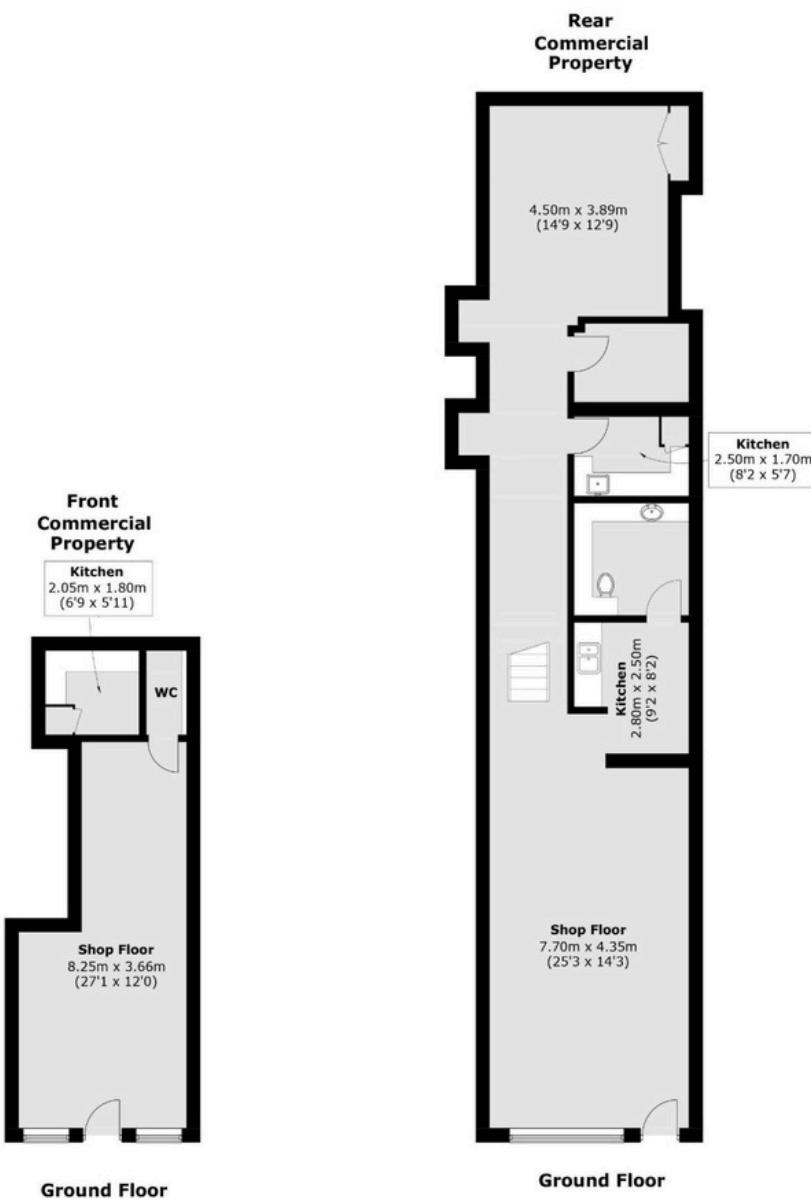
Tenure - Freehold HM Land Registry Title Numbers LN77684 & LN85820.

### Features

- Freehold sale
- Mixed-use investment opportunity
- 3nos. retail/commercial units
- 2nos. 2-bedroom split-level flats
- Sold with tenants in situ
- Potential for additional development (STPP)

New Cross Road, London SE14 6LA

## 389 Commercial Units – Front & Rear



Ground Floor Area: 30.5 sq. m (328.3 sq. ft)      Ground Floor Area: 94.5 sq. m (1,017.1 sq. ft)

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

New Cross Road, London SE14 6LA

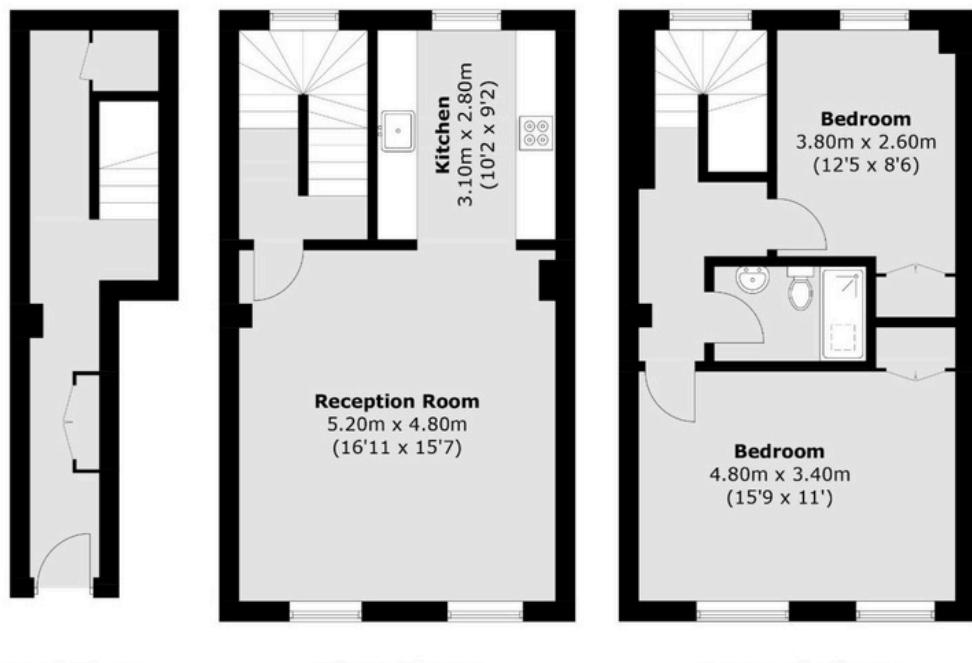
## 391 Commercial Unit



Total area (approx.): 110.6 sq. m (1,190.5 sq. ft)  
(Including Basement)

New Cross Road, London SE14 6LA

Flat 389a



Ground Floor

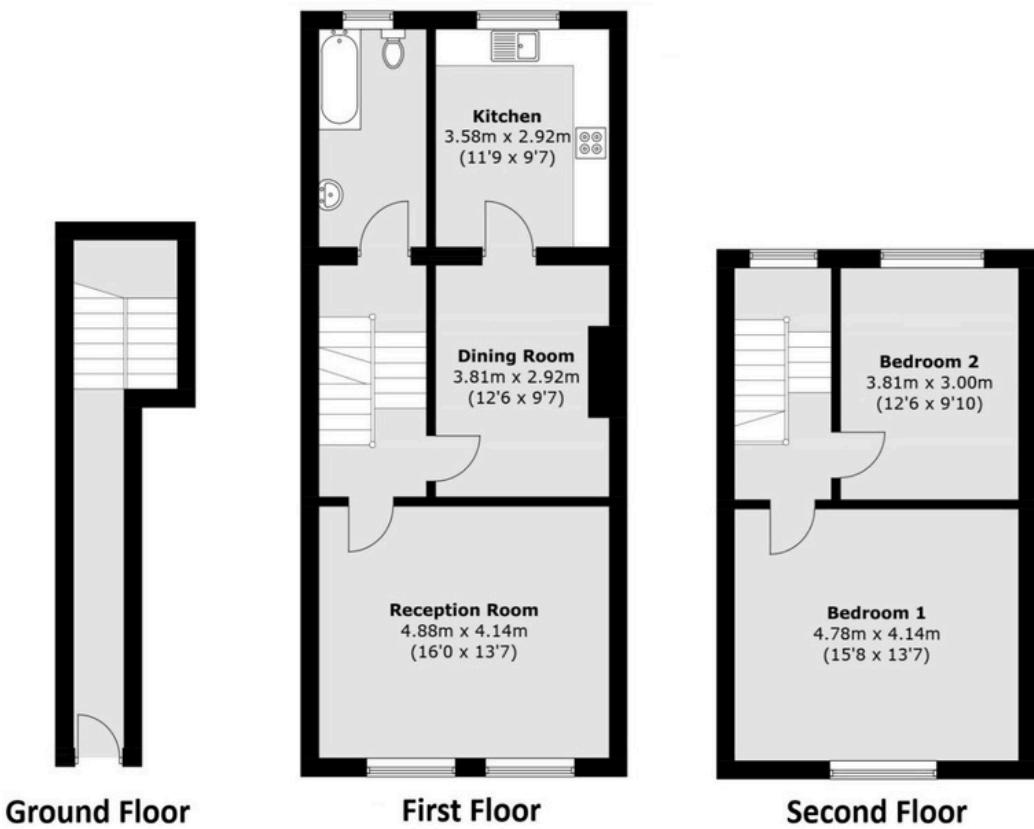
First Floor

Second Floor

**Total area (approx.): 91.0 sq. m (981.0 sq. ft)**

New Cross Road, London SE14 6LA

Flat 391a



**Total area (approx.): 109.0 sq. m (1,173.5 sq. ft)**