



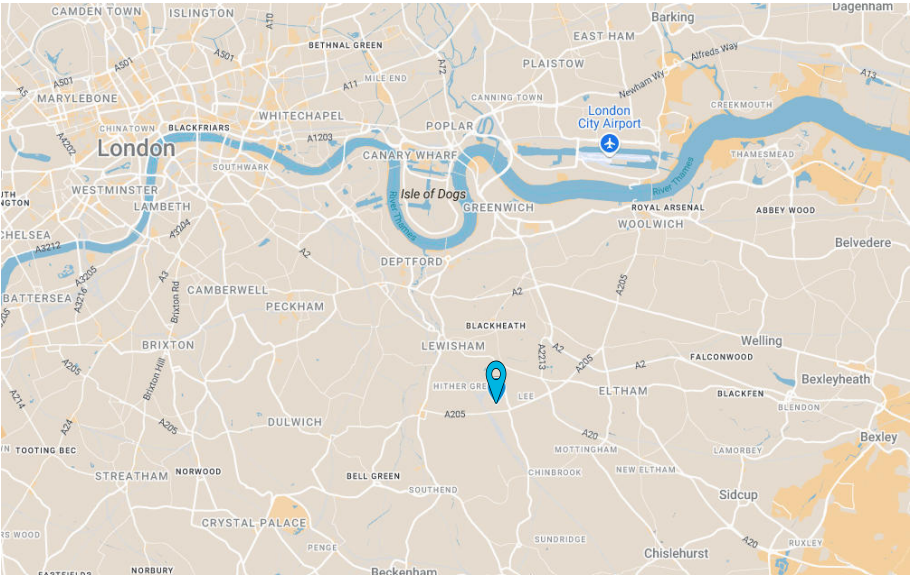
RESIDENTIAL INVESTMENT OPPORTUNITY

42 NEWSTEAD ROAD, LEE, LONDON, SE12 0SY



SUMMARY OF OPPORTUNITY

- Located in Lee, southeast London within the London Borough of Lewisham.
- **12 x 1 bed** self contained supported living flats.
- The property benefits from communal areas, eight car parking spaces and a private garden.
- The accommodation extends to a total of **807 sq. m (8,687 sq. ft.) GIA**.
- New **20-year** lease to St Mungo Community Housing Association for an annual rent of **£107,138**.



Not to Scale Source: GoogleMyMaps



Not to Scale Source: Promaps

THE LOCAL AREA

42 Newstead Road is located between Hither Green and Lee in southeast London. Immediately adjacent to St Winifred's, a Roman Catholic Primary School, the Property is located in a quiet, leafy, residential road.

Hither Green and Lee offer a range of cafes, shops, restaurants and Victorian pubs alongside some outstanding schools to provide a range of everyday amenities. There is also access to many green spaces including the much-loved Manor House Gardens.

The Property is located circa eight minutes' walk from Lee Station (Operated by Southeastern) and circa twelve minutes' walk from Hither Green (Southeastern) both in Zone 3. Both Hither Green and Lee provide services to London Bridge; Waterloo East, Charing Cross and Cannon Street with varying journey times of 12-25 minutes.

Local bus services are accessed via St Mildred's Road (The South Circular); Burnt Ash Road and Southbrook Road all of which are within ¼ mile of the Property. The Property is located within the extended ULEZ Zone. Please note the Property is also located within a school street where immediately in front of the Property between Monday – Friday and the hours of 08:15-09:15 and 14:45 – 15:45 the road is classified as a school zone which limits access to pedestrian and cycle access only.



TRANSPORT AND CONNECTIVITY

BY RAIL

The Property is 0.7 miles from Hither Green train station a 15-minute walk from the property. Lee Station is 0.6 miles from the Property and a 8-minute walk. Both stations provide direct trains to London Bridge in 15 minutes; London Cannon Street in 22 minutes with both stations providing London Underground Services via the Jubilee, Northern, Circle and District Lines.

LONDON BRIDGE.....	12 MINUTES	
CANNON STREET.....	22 MINUTES	

BY ROAD

The Property is located just within the extended ULEZ Zone and benefits from excellent road connectivity with the A205 (South Circular) just five minutes away. Local bus services are within walking distance providing access to, Lewisham, New Cross, Blackheath, Grove Park and Bromley.

BY AIR

London City Airport is 6.3 miles away and accessible in approximately 40 minutes by car. City Airport offers direct flights to over 30 destinations in Europe.



DESCRIPTION

The Property is rectangular in shape and extends to 0.34 ha (0.84 acres). The Property is arranged as 12 x 1 bed self-contained supported living flats.

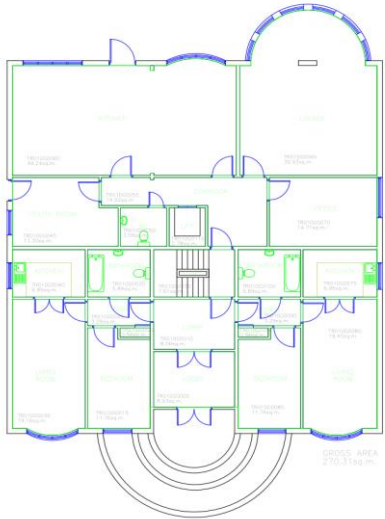
The Property is a detached purpose-built facility and extends to 807 sq. m (8,687 sq. ft.) GIA. set out across ground, first and second storey accommodation. The Property benefits from eight off-street car parking spaces located to the front of the building. The front garden also contains two brick bin stores. To the rear is a large communal garden.

The ground floor consists of an entrance hall and two x self-contained 1 bed flats to the front and a communal kitchen; sitting room; two staff offices and communal toilets.

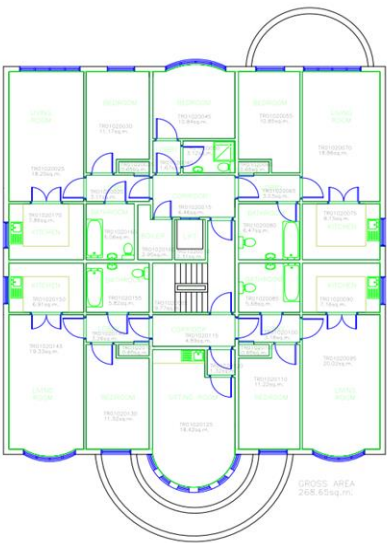
The first and second floors benefit from the same layout and consists of five x 1 bed self-contained flats which provide each resident a kitchen, sitting room, bedroom and bathroom.

The Property benefits from a lift to access the upper storeys as well as a central staircase.

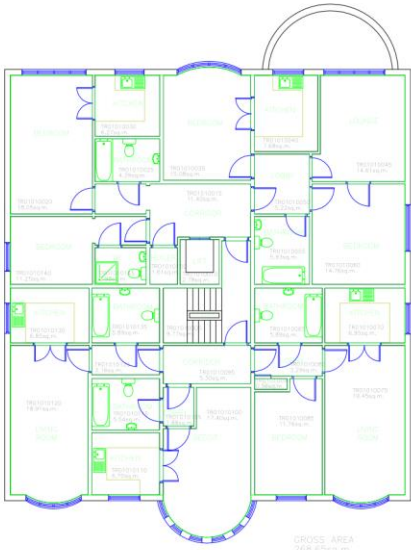
The Property benefits from gas central heating.



Ground Floor



First Floor



Second Floor

LEASE SUMMARY

Lease date:	TBC		
Property:	42 Newstead Road , Lee , London, SE12 0SY		
Current Landlord and Freeholder:	South London and Maudsley NHS Foundation Trust		
Tenant:	St Mungo' Community Housing Association		
Term:	20 years	Term Expiry: 2045	L&T 1954 Act: Outside
Rent:	£107,138 to be paid quarterly in advance.		
Rent Review	Index to CPI every 3 years.		
Repairing Obligations:	<p>The Tenant shall keep the Property clean and tidy and in good and substantial repair, condition.</p> <p>The Tenant shall maintain in good and serviceable condition the Landlord's fixtures and fittings in or upon the Property and replace them as they may become worn out lost or unfit for use by substituting on a like for basis (but of no lesser quality).</p>		
Insurance Provisions:	The Tenant is to insure the property.		
User:	For supported housing for patients discharged from South London and Maudsley NHS Foundation Trust		
Break Clause:	Mutual break clause linked to the Landlord and Tenant Services Contract.		
Alienation:	<p>The Tenant can assign the whole of the lease to a party who is novated the Service Agreement. The Landlord can give permission to assign the lease subject to conditions reasonably required by the Landlord, including inter alia entering into an AGA .</p> <p>The Tenant shall not underlet the whole or any part or parts of the Property except that it may grant an Excluded Licence to persons nominated by the Landlord pursuant to the Services Agreement and an Assured Shorthold Tenancy to the tenants of Flats 3, 7a and 10 in the Property.</p>		

FURTHER INFORMATION

TENURE

The site is held freehold subject to a 20-year lease to St Mungo's Community Housing Association.

SERVICES

We understand that all main services are connected to the Property; however prospective purchasers should satisfy themselves as to their suitability for their own proposals by making enquiries with the relevant statutory bodies.

METHOD OF SALE

Best offers 'subject to contract only' are invited for the freehold of the site. Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

Offers are to be submitted via email to Emily.Pile@montagu-evans.co.uk by no later than **COB on Tuesday 8th July 2025**.

Bids received after the bid deadline may not be accepted or considered. Prospective purchasers are required when submitting offers to complete the bid form; state the name of their solicitor and provide evidence of their ability to complete the purchase. Prospective purchasers are required to confirm that they have read and considered all documents contained in the information pack.

When an offer is made by an agent, it must be accompanied by a letter from the principal and confirming the funds forming the basis of the offer are available.



ENQUIRIES



EMILY PILE

07825 120 242

emily.pile@montagu-evans.co.uk



HARRY LLOYD JONES

07920 727 752

harry.lloyd-jones@montagu-evans.co.uk

VIEWINGS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact the team.

DATA ROOM

Documentation is available upon request.

Misrepresentation Act 1967: Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that : (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. May 2025.

