

Residential Investment

FOR SALE

9 High Street

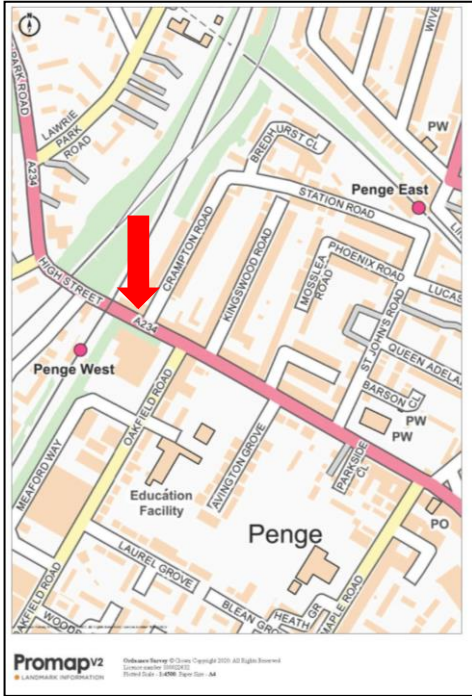
Penge

London SE20 7HJ

Approx 2,465 sq. ft.
(229 sq. m.)



LOCATION PLAN



Strictly by appointment via Sole Agents:
Andrew Scott Robertson
Contact: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

LOCATION

The property is situated to the northern end of Penge High Street (A234), within a 3 minute walk to Penge West railway station with its direct links to London Bridge in 23 minutes and, via Overground to West Croydon to the south and the East London Line, Canada Water, Shoreditch and Dalston Junction to the north.

Penge East is a 5 minute (1/3 mile) walk to the north with its direct service to London Victoria (19 minutes) and Bromley South (10 minutes).

DESCRIPTION

The property comprises a mid-detached three storey property arranged as 6 flats (2 x studio, 2 x 1 bed & 2 x 2 bed)

TENURE

Freehold subject to the various tenancies, as outlined in the below schedule.

AMENITIES

- Short walk to Penge West & Penge East stations.
- 5 flats let on AST's with to be let shortly.
- Good commuter location.
- Scope for AST rental increases.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

COUNCIL TAX BANDING

See below tenancy schedule.

Interested parties are recommended to make their own enquiries with Bromley Council.

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Offers invited in excess of £1,300,000.

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

CURRENT RENTAL INCOME

Total current income is £81,120 per annum. The residential rents provide scope for increases.

This provides a net initial yield of 5.90% after usual purchaser's costs.

EPC RATING

See adjacent tenancy schedule.

ACCOMMODATION

Refer to tenancy schedule.

USE

Residential

TENANCY SCHEDULE

Flat	Floor Area (sq. ft.)	Floor area (sq. m)	Beds	Rent pcm	Rent pa	Deposit	AST Expiry date	EPC Rating	Council Tax Band
A – SF	323	30	1	£1,100	£13,200	£1,153	12/01/2025	E (43)	B
B – SF	484	45	2	£1,260	£15,120	£1,326	12/09/2024	C (70)	B
C – FF	334	31	1	£950	£11,400	£725	28/09/2024	D (63)	B
D – FF	484	45	2	£1,050	£12,600	£1,050	Rolling monthly agreement	D (62)	B
E - GF	409	38	Studio	£1,200	£14,400	TBA	Shortly to be let on 12 month AST	C (77)	TBA
F - GF	431	40	Studio	£1,200	£14,400	£1,384	22/11/2023	C (72)	TBA
TOTAL	2,465	229		£6,760	£81,120	£5,638			

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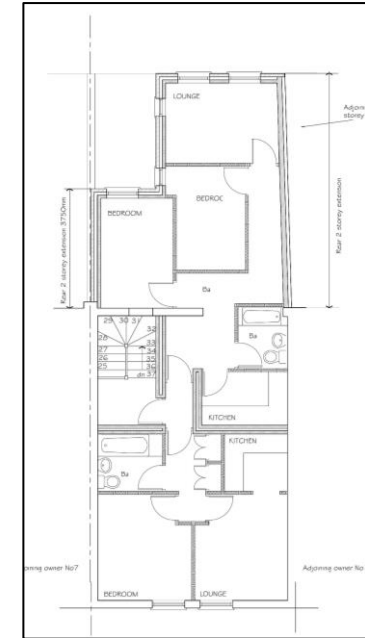
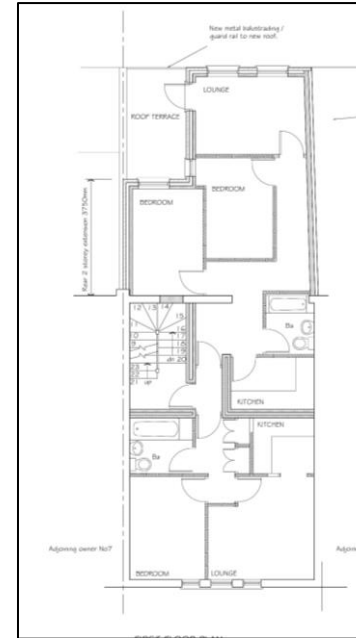
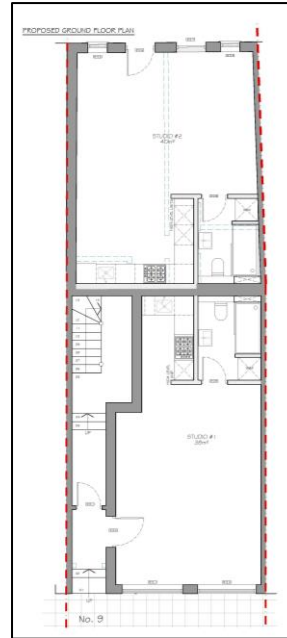
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SITE PLAN



FLOOR PLANS



Ground

First

Second

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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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