

London, United Kingdon SE9 2BD

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SINGLE OFFER

UNBROKEN FREEHOLD MIXED-USE INVESTMENT WITH DEVELOPMENT POTENTIAL (STPP)

Offers in Excess of £1,000,000



Isha

Ruchita

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20 8853 85360



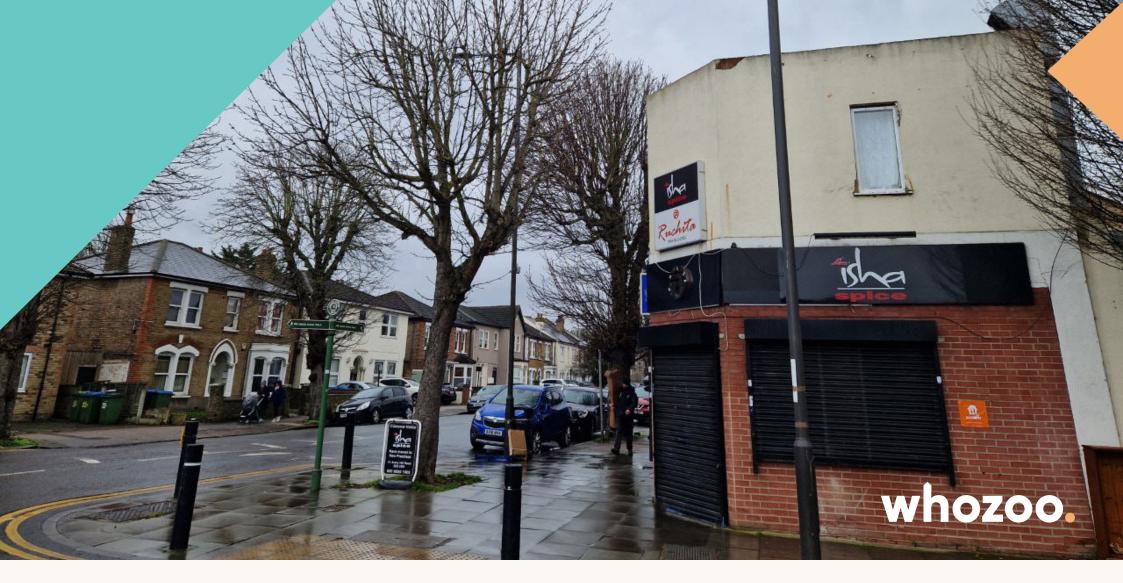


m²

Size

whozoo

Ruchita



Description

An unbroken freehold mixed-use investment comprising four commercial units let to takeaway tenants and 2 x two-bedroom apartment all fully let at £69,500pa. Potential to add an additional storey (STPP) and increase income.



Location

The property is situated in a densely populated residential area and provides excellent amenities and transport links nearby. New Eltham Station is less than 300m away and offers direct access to Central London in less than 35 minutes. Local shops, pubs and restaurants nearby and New Eltham High Street located one mile away.





Nearby transport

New Eltham Station 0.25m



Co-op Food 0.2 miles New Eltham post office 100m New Eltham High Street 1 mile

Planning

22/2852/F - Subject to appeal for the construction of an additional storey to provide two studio units, alterations to existing first-floor residential units to provide one studio and one bedroom unit and associated external alterations and works.

Accommodation schedule:

| Unit | Туре | Term (Yrs) | Lease Start Date | Lease End Date | Size (Sqm) | Rent (pa) | Next Rent Review | ERV |
|-------|---|---------------|---------------------|-------------------|---------------|--------------|---------------------|---------|
| 25 | Commercial | 5 | 8/1/2019 | 7/31/2024 | 40 | £14,000 | n/a | £15,500 |
| 25a | Residential | 1 | 8/6/2022 | 8/5/2023 | 45 | £12,000 | n/a | £12,000 |
| 27 | Commercial | 5 | 8/1/2019 | 7/31/2024 | 29 | £10,000 | n/a | £10,000 |
| 29 | Commercial and residential (wrapped in a commercial lease) | 15 | 8/16/2015 | 8/15/2030 | 85 | £18,000 | 8/15/2023 | £26,000 |
| 31 | Commercial | 20 | 2/1/2015 | 1/31/2035 | 40 | £15,500 | 1/31/2027 | £15,500 |
| Total | | | | 239 | £69,500 | | £79,000 | |

Tenancies:

Yes

VAT: No

Proposal: Offers in Excess of £1,000,000

Viewings

Available strictly by appointment only



For more information please contact:



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