

# FOR SALE FREEHOLD INVESTMENT



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SOUTHWARK

 A M Express Dry Cleaners, 485 Lordship Lane, London SE22 8JY

Price **£550,000**



Property Type

COMMERCIAL PROPERTY



Size

1,360 FT<sup>2</sup>



Tenure

FREEHOLD



Borough

SOUTHWARK



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



YES

### Local Train Stations



Forest Hill (0.75 miles)  
Sydenham Hill (0.7 miles)  
West Dulwich (1.02 miles)

### Local Amenities



Dulwich Park (0.2 miles)  
Horniman Museum (0.4 miles)  
Dulwich College (0.8 miles)

### VAT Applicable



NO

### Rateable Value

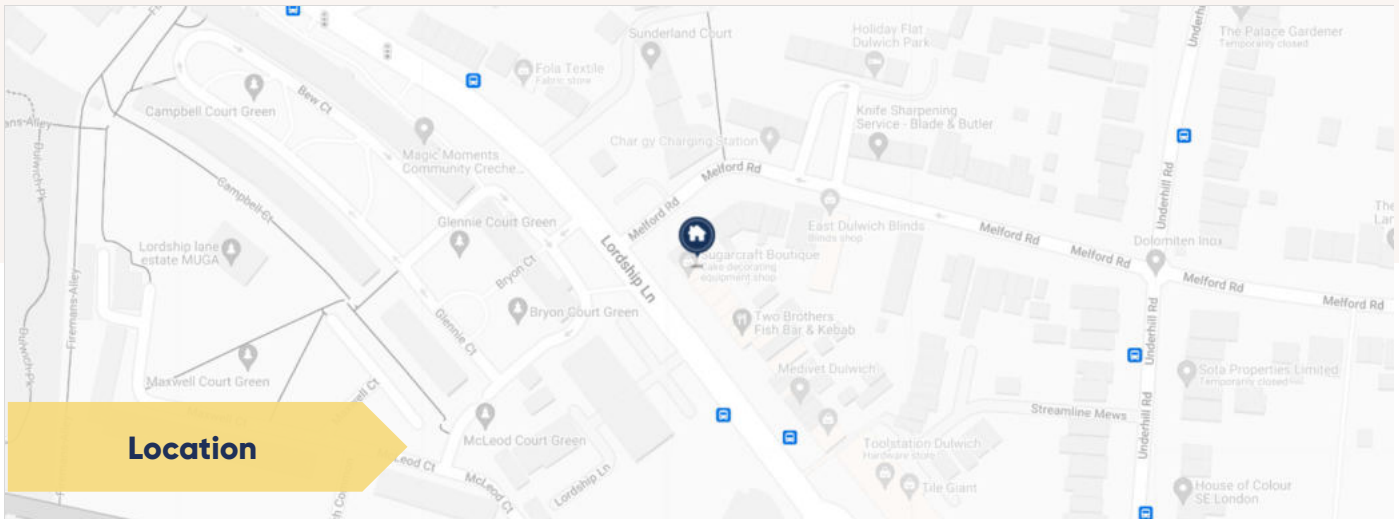


£12,500

### EPC



D



### Location



### Additional Information

A freehold retail unit which generates a rental income of £18,000 per annum. The retail premises consist of a ground floor and a basement floor which measures approximately 860 sqft. The current tenants have 3 years left on the lease.

The property is also joined by a separate two-storey commercial property at the rear which measures approximately 500 sqft in size. This property is vacant and can be used as a commercial property or converted to a residential unit (subject to necessary consents). The property also comes with parking for one car at the front of the shop.

The property location has excellent amenities nearby including Horniman Museum, Dulwich Park and Dulwich College. The property is situated on Lordship Lane (A2216) which directly connects to Lewisham, Brixton, and Central London.



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Commercial Property, Expertly Done



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