

# FOR SALE

## MIXED USE

### INVESTMENT



whozoo.

LEWISHAM

📍 45 Sangley Road, Lewisham, London SE6 2DT

Price **£410,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**1,104 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**LEWISHAM**



Planning Granted

**NO**



Existing Use

**CLASS C & E**

### Tenanted



YES

### Local Train Stations



Catford Bridge (0.4 miles)  
Catford (0.4 miles)  
Bellingham (0.8 miles)

### Local Amenities



Lidl (0.2 miles)  
Mountsfield Park (0.5 miles)  
University Hospital (0.7 miles)

### VAT Applicable



No

### Rateable Value

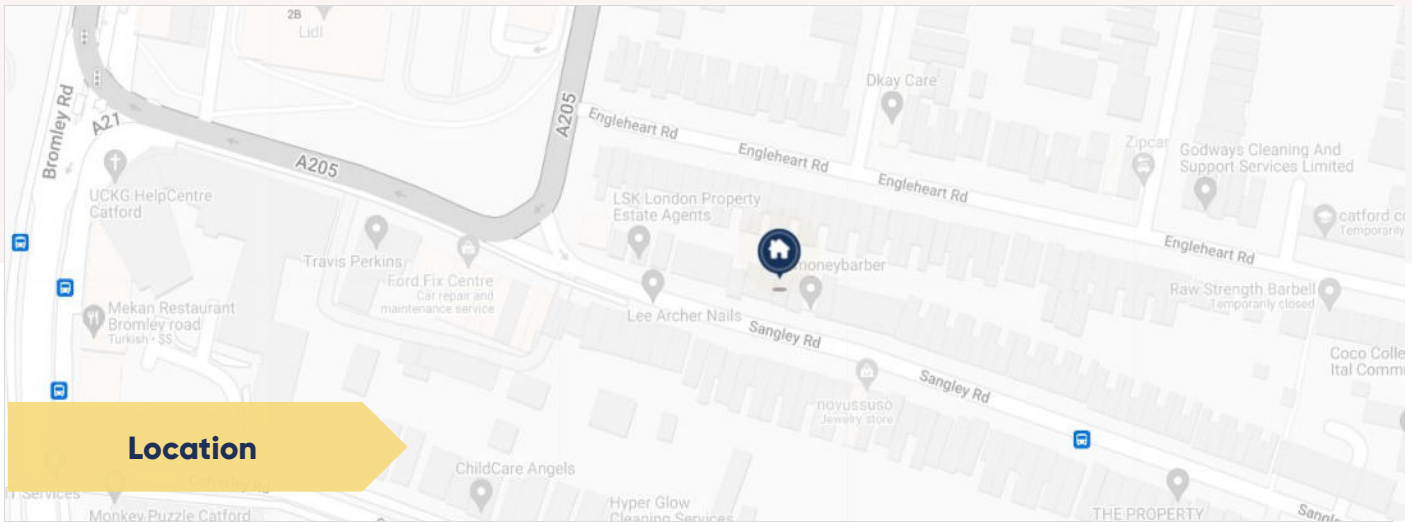


£6,300

### EPC



NO



### Location



## Additional Information

An opportunity to acquire a freehold mixed-use property on Sangley Road, Lewisham.

The property is currently comprises a commercial unit which currently operates as a barber. The barber is paying £10,000 per annum in rent and has 7 years remaining on the lease. Above the commercial unit there is a 1 bedroom flat which generates £14,400 per annum.

The commercial property measures approximately 704 sqft in size while the flat above measures approximately 400 sqft in size.

Offers are encouraged in the region of £410,000 and viewings are by appointment only.



**Tom Castro**  
Founder

✉ tomcastro@whozoo.co.uk  
☎ 07976 888 937 / 0333 200 8330



**Latif Acisu**  
Property Consultant

✉ latifacisu@whozoo.co.uk  
☎ 07588 234 318 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



033 3200 8330

|



info@whozoo.co.uk

|



www.whozoo.co.uk

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.