



25-31 Avery Hill Road

London, United Kingdom
SE9 2BD

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

Offers in Excess
of £1,000,000



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Commercial Property, Expertly Done



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Executive Summary



Property Type

Commercial Investment



Total current income

£69,500



Size

249 sqm / 2,680 sqft



Commercial or Residential

Both



Nearby transport

New Eltham Station



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



Local Amenities

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	Type	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

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