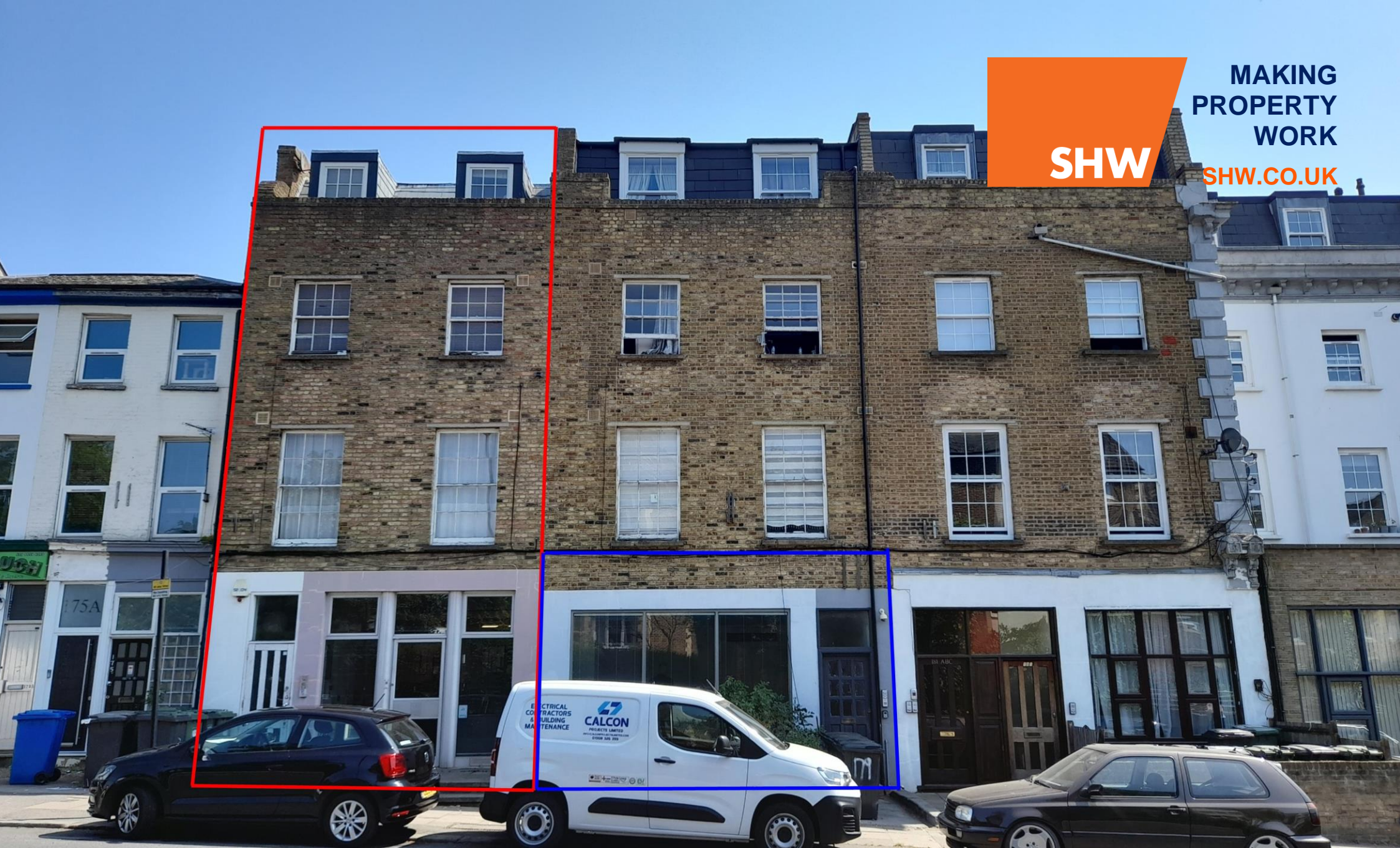


MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



FOR SALE

**PART FREEHOLD & PART LONG-LEASEHOLD
OFFICES / CLASS E PROPERTY WITH 3 X FLATS SOLD OFF ON LONG-LEASES
177 & 179 Kirkdale, Sydenham, London, SE26 4QH**

SUMMARY

SHW are delighted to offer for sale this part freehold and part long-leasehold office / Class E building with 3 flats sold off on long-leases.

PROPERTY HIGHLIGHTS

- 177 – Freehold property comprising ground and 1st floor offices, plus 3 x flats sold off on long-leases.
- 179 – Long-leasehold property comprising ground floor offices with basement office / storage space. the lease is for a term of 999 years from 29th September 2001.
- Large rear garden accessed from 177 extending to approximately 891 sq ft comprising an additional title to R/O 175 Kirkdale.
- Located on Kirkdale a short walk from Sydenham Train / Overground Station.
- Net Internal Floor Area extends to 3,129 sq ft (290.88 sq m).
- Unconditional offers are invited in excess of **£700,000** for the combined freehold and long-leasehold interests with vacant possession of the commercial elements and subject to the 3 long-leases at 177.



VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943579296

e: ttarn@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

James Griffiths

t: 07943579296

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

LOCATION

177-179 Kirkdale is located 600m north west of Sydenham Station and the junction with Sydenham Road, where there are amenities including a Sainsbury's Local and various food and beverage outlets including Nandos, Starbucks, The Greyhound pub as well as a Pure Gym and a selection of local retailers. There are further retail units 100m north of the property including a Tesco Express. Off the main road the surrounding area is predominantly residential and there are a number of schools in the vicinity.

Sydenham Station provides London Overground and Southern services. The Overground runs south to West Croydon and north to Highbury & Islington via New Cross Gate, Surrey Quays and Shoreditch. Southern services run to London Bridge (from 17 mins) and London Victoria (from 38 mins).

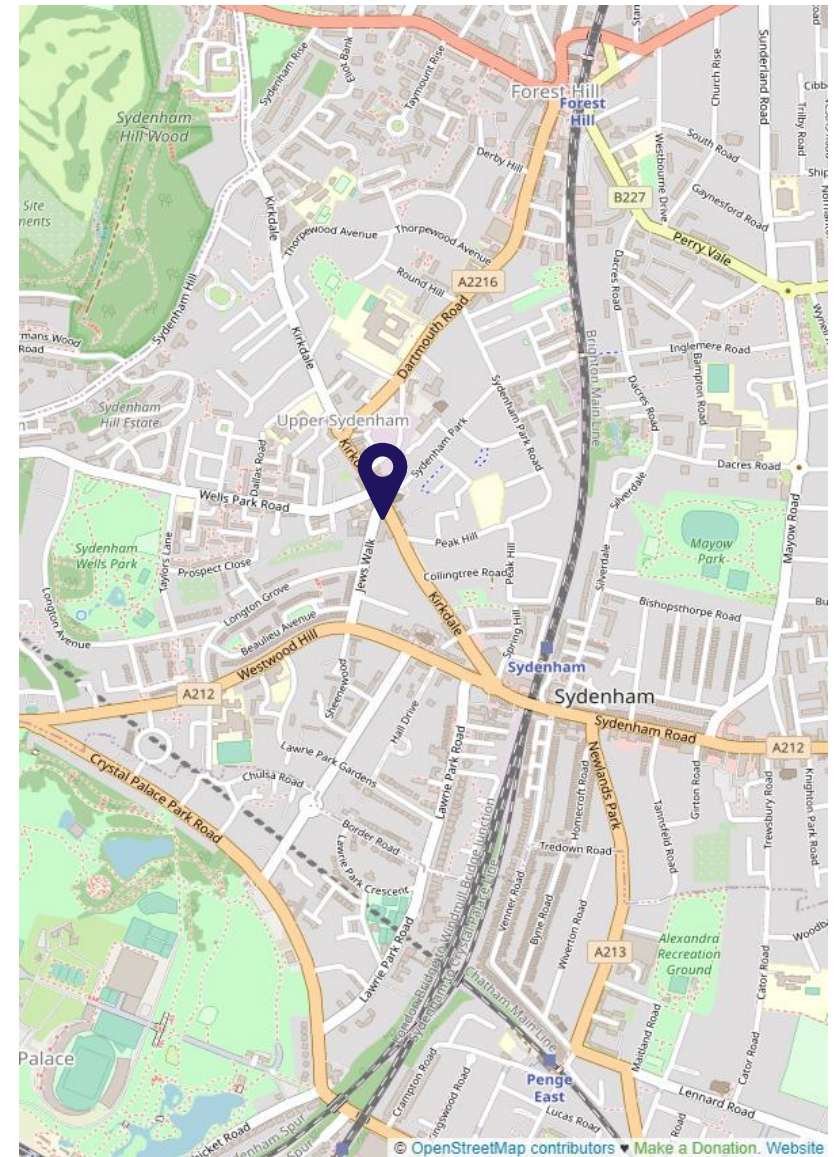
The local authority is Lewisham.

DESCRIPTION

The property comprises adjoining neighbouring properties as follows.

177 Kirkdale is owned freehold and comprises a 4 storey mid-terrace building. The 1st, 2nd and 3rd floor flats have been sold off long-leasehold. Details on Pg 5. The commercial space comprises ground and 1st floor offices. The ground floor is open plan and 1st floor a mix of cellular offices and WCs. There is a large garden to the rear

179 Kirkdale is owned long leasehold and the interest comprises ground and lower ground floor offices and storage. The ground floor features a boardroom, kitchen and WC. The lower ground floor includes an office with natural light and two storage rooms. There is a small courtyard garden to the rear.



VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943579296

e: ttarn@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

James Griffiths

t: 07943579296

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

AMENITIES

- Fluorescent lighting
- Solid floors with carpeting
- Kitchen to 179 Kirkdale
- Gas-fired central heating
- Male & Female WCs to 1st Floor 177 Kirkdale
- Disabled WC to 179 Kirkdale
- Large rear garden to 177 Kirkdale and courtyard garden to 179

ALTERNATIVE USES

The commercial elements of the property have been used for the past 32 years as architects offices. We therefore assume the established use to be as offices under Class E. The property would suit continued use as offices.

The property may suit alternative uses under Class E including nurseries, medical and veterinary occupiers or a gym.

There may be scope for a change of use to a Class F education or religious use, subject to planning permission.

ASSET MANAGEMENT OPPORTUNITY

There may be an opportunity to negotiate lease extensions with the leaseholders of Flat 2 (86 years remaining) and Flat 1 (64 years remaining).

We recommend interested parties take advice from a leasehold enfranchisement surveyor and solicitor in respect of this matter.



VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943579296

e: ttarn@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

James Griffiths

t: 07943579296

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

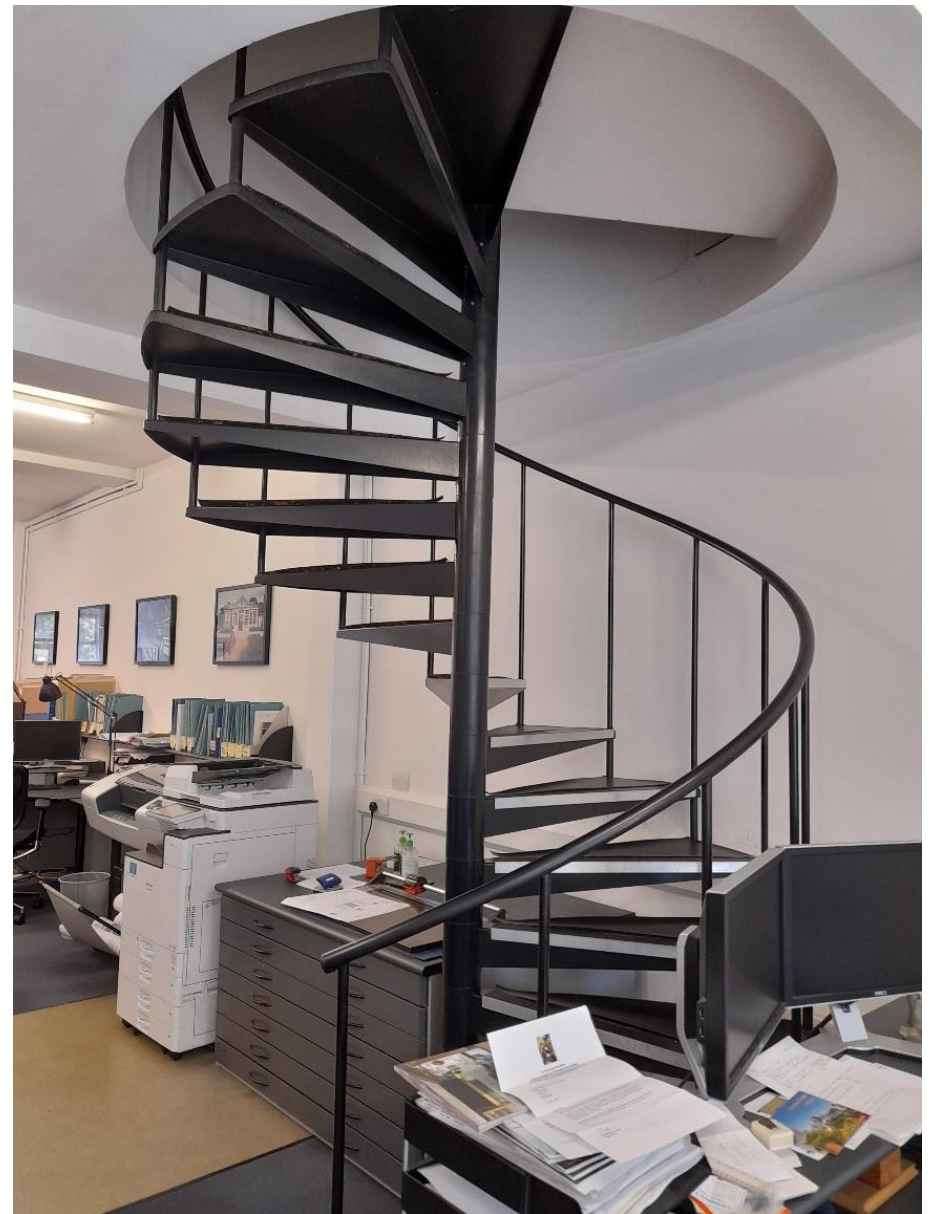
SHW.CO.UK

COMMERCIAL FLOOR AREAS

FLOOR	NIA (SQ FT)	NIA (SQ M)
177 1 st Floor	501	46.61
177 Ground Floor	1,570	145.90
179 Ground Floor	456	42.38
179 Basement	602	55.99
TOTAL	3,129	290.88

FLATS AT 177 KIRKDALE

FLOOR	Term	Term to Expiry	Ground Rent
Flat 3	189 years from 25 December 1987	153 years remaining	A peppercorn (if demanded)
Flat 2	From 25 December 2010 to and including 24 December 2109	86 years remaining	£200.00 per annum to 2035 Doubles every 25 years
Flat 1	99 years from 23 May 1988	64 years remaining	£50.00 per annum to 2021 £150.00 per annum thereafter



VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943579296

e: ttarn@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

James Griffiths

t: 07943579296

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

GALLERY



VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943579296

e: ttarn@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

James Griffiths

t: 07943579296

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

TENURE

177 is owned freehold under the title TGL24303

179 is owned long-leasehold under the title TGL246166.
The lease is for a term of 999 years from 29th September 2001.

VAT

We understand that the property is NOT elected for VAT.

GUIDE PRICE

Unconditional offers are invited in excess of **£700,000**.

OFFERS

Offers are being invited on an informal tender basis for the freehold interest with vacant possession, subject to contract. A bid deadline date is yet to be confirmed and will be announced in due course.

Offers should be in writing and include the following information:

- Identity of the proposed purchaser.
- Purchase price.
- Purchaser background & track record. Proof of funds will be requested if your offer is further considered.
- Proposed timescale for exchange and completion of sale.
- Any condition or surveys that are required.
- Solicitor details.
- No offer is to be calculable by reference to any other offer.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

LEGAL COSTS

Each party responsible for their own legal costs

EPC

The property has an EPC Rating of C:72



RATEABLE VALUE

177 is described as workshop and offices and has a rateable value of £12,750.

We have not identified a Rateable Value for 179.

We recommend interested parties make their own enquiries with the London Borough of Lewisham Business Rates Department.

DATA ROOM

Further information, including title documentation, floorplans, EPC and additional photos can be found in the Data Room, by using the following link [HERE](#)

VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943579296

e: ttarn@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

James Griffiths

t: 07943579296

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property