

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

FOR SALE
FREEHOLD INVESTMENT
GROUND FLOOR OFFICE
LET TO CONRAN ESTATE AGENTS
(PART OF THE DEXTERS GROUP)
PLUS 2 SELF-CONTAINED FLATS
POTENTIAL FOR LEASE EXTENSION



118/118A/118B BURNT ASH ROAD, LEE SE12 8PU
GUIDE £250,000

Commercial Property Agents & Surveyors

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www.johnpaynecommercial.com

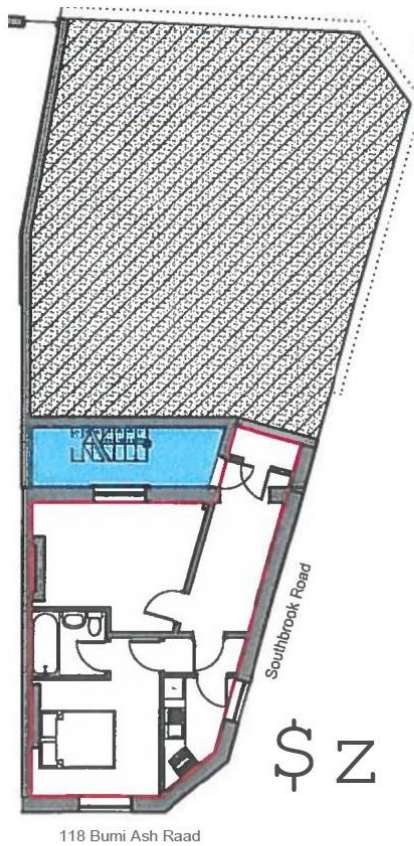
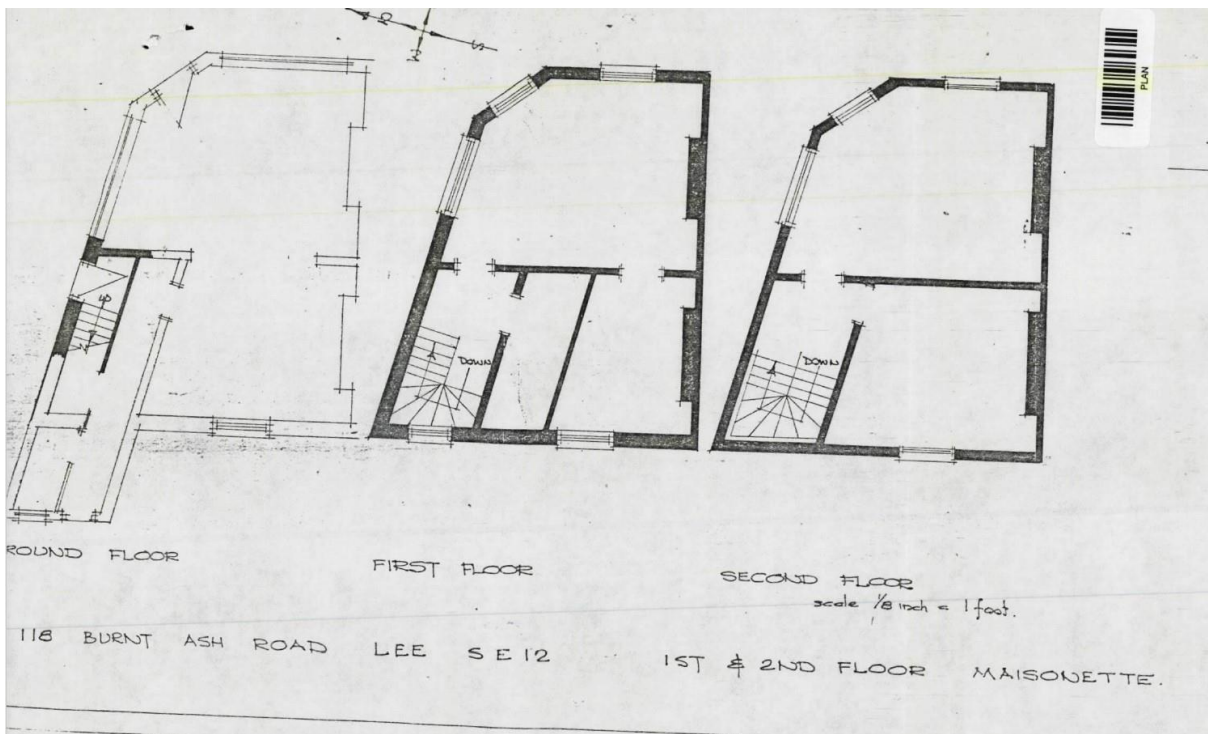
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Location:	Almost opposite Lee Railway Station (London Bridge 15 minutes) occupying a prominent corner position with Southbrook Road in an active retail parade serving the densely populated residential area nearby.
Description:	<p>A 4 storey Victorian building arranged as commercial space on the ground floor plus 2 self-contained flats, both sold on leases. The ground floor is let to Conran Estates, (part of the Dexters Group of estate agents) paying a very low rent of £13,500 pa subject to review in January 2025.</p> <p>The 2 flats have been sold on leases, the upper flat having some 58 years unexpired and the basement flat 117 years.</p> <p>Section 5 Notices served and expired.</p> <ul style="list-style-type: none"> • Commercial lease, inside the Act for 15 years from 9th January 2020 at £13,500 pa with 5 yearly rent reviews and breaks • Significant rental growth in 2025 • Strong commercial tenant • 99 year lease on upper flat (118a) from 24th June 1982 therefore having some 58 years unexpired. £50 pa ground rent rising every 33 years • Potential income from lease extension • 125 year lease on basement flat (118b) from 25th March 2015 therefore having some 117 years unexpired. £250 pa ground rent rising every 40 years
Terms:	For sale freehold.
VAT:	Not applicable.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	<p>Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125 NO CALLERS AT THE PREMISES PLEASE</p>

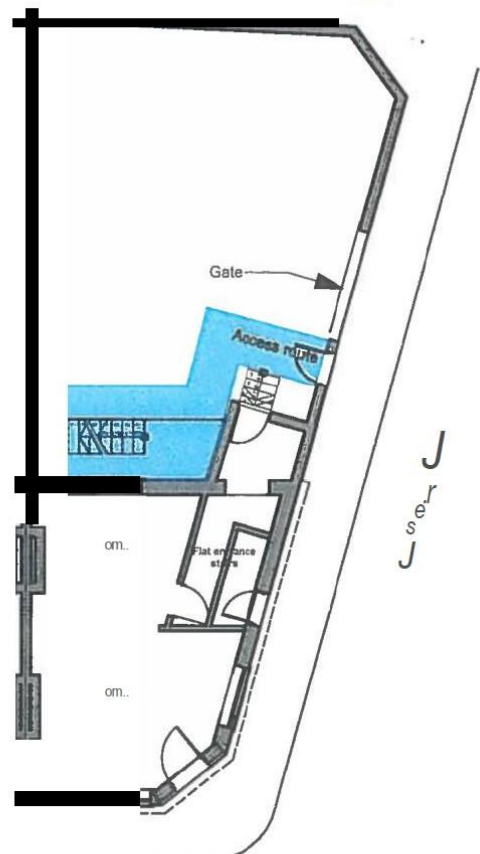
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Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor



Basement floor 1:200



1. Ground floor 1:200

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