

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

FOR SALE

MIXED USE INVESTMENT

RESTAURANT, RESIDENTIAL & STORES

TOTAL INTERNAL AREA 1617 SQ FT

GROSS RENTAL INCOME £51,000



**31 SHOOTERS HILL SE18. 3RL &
119 RED LION LANE.**

GUIDE £595,000 FREEHOLD

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	In Conservation area opposite Oxleas Woods. A fully detached building occupying a prominent corner site with Red Lion Lane on the main A207 linking Blackheath and Woolwich through to Welling town centre.
Description:	<p>A fully let investment comprising a luxury modern ground floor restaurant (781 sq ft NIA) with good outside space and a decked terrace, separate office/storage building (317 sq ft NIA), together with a self-contained two/three bedroomed flat above (519 sq ft GIA) and another office let separately.</p> <p>These four entities produce a gross income of £51,000pa.</p> <ul style="list-style-type: none"> • Restaurant let on 25-year lease incorporating three-year rent reviews, the last one was in June 2022 and increased to £18,000pa. • Single storey office/storage building let to D.B.Building on a 5 year lease from August 2021 @ £12,000 pa. • Self-contained two/three bedroomed flat (not inspected - details supplied by client) – known as 119 Red Lion Lane - let on AST from September 2021 expiring September 2026 at £16,800pa. • Separate first floor office used by restaurant – let at £4,200pa. • Easy on street parking nearby.
Business Rates:	Interested parties are advised to make their own enquiries to the local Authority, being the Royal Borough of Greenwich.
Terms:	The property is to be sold subject to the existing tenancies
VAT:	N/A
Legal Fees:	Each party to bear their own legal costs.
Viewing:	<p>Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125 Under no circumstances should direct approaches be made at the premises.</p>

JP/LE/31SH/C00

Misdescriptions Act 1991

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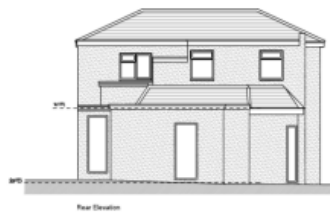
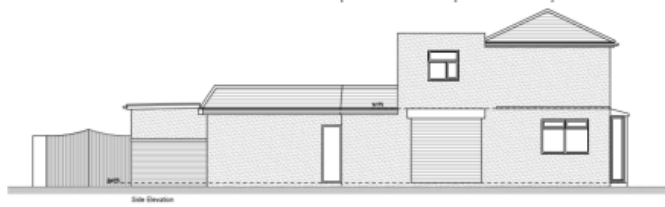
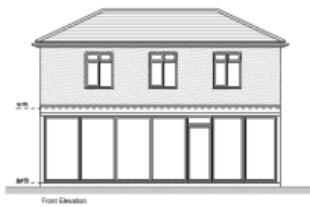
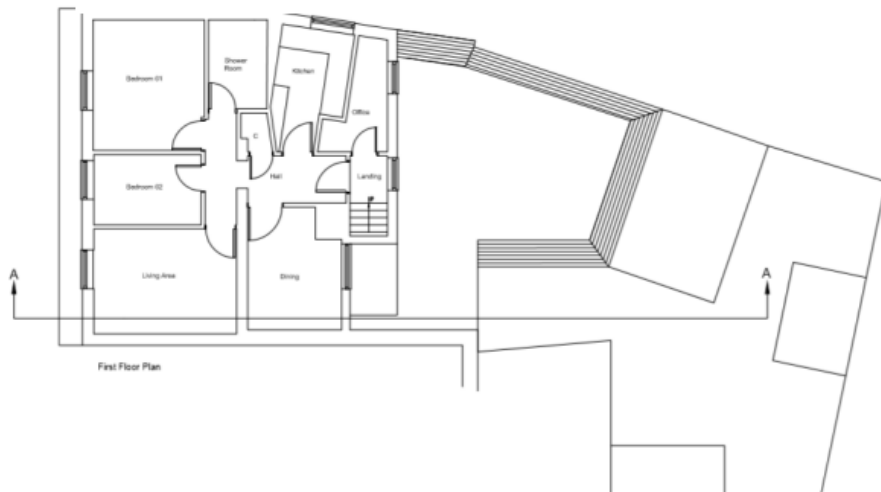
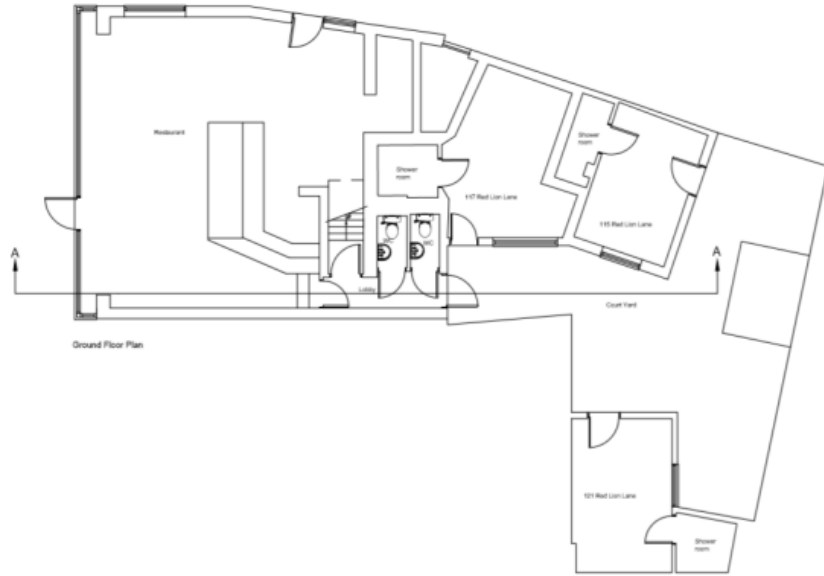
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CURRENT FLOORPLAN



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