

INVESTMENT
FOR SALE

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **14 Perry Vale**
Forest Hill, London, SE23 2LD



**MIXED USE
COMMERCIAL/RESIDENTIAL
INVESTMENT**

FREEHOLD FOR SALE

- Frontage to Waldram Place
- Walking distance of Forest Hill Railway Station
- Excellent transport links

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

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Location

The property is prominently situated on the corner of Perry Vale and Waldram Place and benefits from excellent transport links. The property is situated close to Forest Hill Station (0.1 miles) which provides regular services to East Croydon and London.

Description/Accommodation

The commercial element comprises a ground floor retail unit and self contained office. The residential element comprises 2 x 1 bedroom flats accessed with their own entrance from Waldram Place.

Internal Area

Net internal areas as follows:

Ground Floor

Retail	48.46 sq m	515 sq ft
Rear Office	26.48 sq m	285 sq ft
Basement storage*	28.83 sq m	310 sq ft

First Floor Flat

Residential

Second Floor Flat

Residential

**Restricted head height*

Tenancies

Commercial

Ground Floor Retail; The Retail unit is let an effective full repairing and insuring lease for a term of 10 years from 22nd February 2021 at a current rent of £16,500 pa, subject to a rent review at at the 5th year. There is a Tenant break clause in the 5th year subject to 6 months prior written notice. The Landlord holds a rent deposit of £5,500.

Ground Floor Rear Office: Currently under offer at £9,000 pa on the basis of a new effective full repairing and insuring lease for a term of 15 years.

Residential

Flat A (first floor): Let on an AST Agreement at a current rent of £1350 pcm.

Flat B (second floor): Let on an AST Agreement at a current rent of £1500 pcm.

Terms

The Freehold interest is available for sale subject to the above tenancies at a price in the region of £850,000, subject to Contract, plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of (To be assessed). The UBR for 2022/3 is 49.9p in the £.

Legal costs

Each Party to pay their own legal costs.



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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