


FREEHOLD INVESTMENT
FOR SALE

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **188-190 Maple Road**
Penge, SE20 8HT



**GROUND FLOOR DOUBLE FRONTED RETAIL UNIT WITH SELF
CONTAINED RESIDENTIAL UPPER PARTS**

FREEHOLD INVESTMENT FOR SALE

Viewing by appointment

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Penge, SE20 8HT



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Location

The property is situated in Maple Road, close to the junction with High Street, Penge.

Description/Accommodation

The property comprises a three storey brick built semi-detached property comprising a double fronted ground floor retail unit with self contained residential upper parts.

The ground floor retail area operates as a Butchers/ Grocery Retail Outlet with the following approximate net internal floor areas.

Maple Court comprises ten residential flats which have been sold off on long leases, six of which are produce ground rents at £300 per annum ie a total of £1,800 per annum.

Tenancy Details

The ground floor is let to Yasir Mohiuddin and Fahad Abbas on a new effective full repairing and insuring lease for a term of 15 years from 1st December 2017 (an extension of their current tenancy) at £24,500 per annum exclusive, subject to rent reviews at the 5th and 10th years.

Internal Area

Net internal areas as follows:

Retail Sales	92.25 sq m	993sq ft
Ancillary	19.93 sq m	215 sq ft
Total	112.18 sq m	1,208 sq ft

Terms

The freehold interest subject to the lease of the ground floor and long leases above.

Price

£350,000 plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £19,750 The UBR for 2023/24 is 49.9p in the £. The residential flats are Tax Band B.

Legal costs

Each Party to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Awaiting Energy Performance Certificate



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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