

MIXED USE INVESTMENT/REDEVELOPMENT


FOR SALE

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 **165 & 165a Streatham Vale**
Streatham, London, SW16 5SP



**MIXED USE RESIDENTIAL AND COMMERCIAL
(OFFICE/BUILDERS YARD) INCLUDING A TERRACED RESIDENTIAL
HOUSE AND FLAT
INVESTMENT/REDEVELOPMENT OPPORTUNITY
FOR SALE**

Viewing by appointment

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165 & 165a Streatham Vale Streatham, London, SW16 5SP

- Prominently situated corner plot
- Yard currently used as Builders Yard and storage
- Includes terraced 3 bedroom house with garden
- With potential for redevelopment (STP)

Location

The property is located on the corner of Streatham Vale and Field End Road. Streatham Vale is a busy main road linking Streatham and Streatham Vale. Streatham Vale Train Station is within walking distance. The site is located in a predominantly residential area but is close to a local shopping parade including a CoOp and other local amenities.

Description/Accommodation

The site comprises a terraced three bedroom house, ground floor office, first floor studio flat and rear builders yard. The house has a large open plan kitchen/dining room as well as a separate living room on the ground floor with three good sized double bedrooms on the first floor as well as a family bathroom and benefits from forecourt parking as well as a rear garden. The house is currently tenanted by way of a Standard Assured Shorthold Tenancy and is presented in good condition. Adjoining is a corner property comprised of a small ground floor office with a studio flat above, both of these elements will be presented with vacant possession and are in need of refurbishment. To the rear of the corner property is an open yard area, currently in use as a Builders Yard. This area could be suitable for redevelopment Subject to Planning.

Internal Area

Net internal areas as follows:

Ground Floor commercial		
	26.65 sq m	287 sq ft
Yard	87.52 sq m	942 sq ft

Terms

The property is available for sale freehold and offers are sought in excess of £1 million, plus VAT (if applicable) subject to the existing Tenancy of 165 Streatham Vale which is a standard Assured Shorthold Tenancy paying £12,720 pa.

Business Rates

According to the Government website the property has a Rateable Value of £4,200. The UBR for 2022/23 is 49.9p in the £. The council tax band for the house is Band D.

Legal costs

Each party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

Awaiting Energy Performance Certificate



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Property Misdescriptions Act

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