

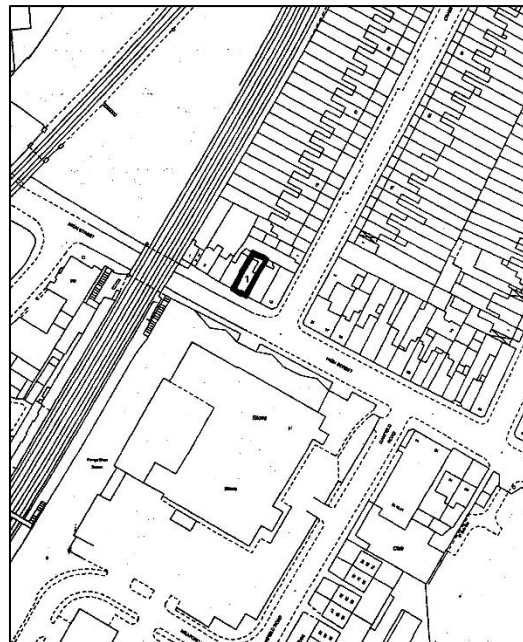
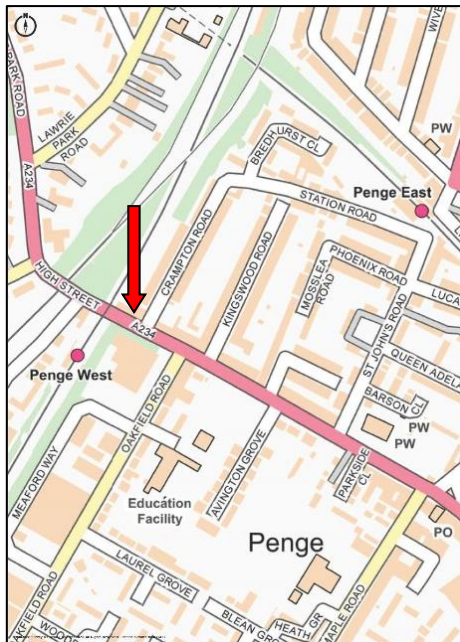


**FOR SALE
OFFICES / RESIDENTIAL INVESTMENT
WITH DEVELOPMENT POTENTIAL**

**9 HIGH STREET
PENGE
LONDON
SE20 7HJ**



APPROX. 2,336 SQ. FT. (217.08 SQ. M.)



LOCATION

The property is situated to the northern end of Penge High Street (A234), within a 3 minute walk to Penge West railway station with its direct links to London Bridge in 23 minutes and, via Overground to West Croydon to the south and the East London Line, Canada Water, Shoreditch and Dalston Junction to the north.

Penge East is a 5 minute ($\frac{1}{3}$ mile) walk to the north with its direct service to London Victoria (19 minutes) and Bromley South (10 minutes).

DESCRIPTION

The property comprises a mid-detached three storey property with offices to the ground floor and 1 x 1 bed and 1 x 2 bed to each floor above (4 flats in total). Scope to convert the ground floor to residential, subject to the usual consents.

AMENITIES

- Short walk to Penge West & Penge East stations.
- Fully let property with offices and 4 AST's above.
- Good commuter location.
- Scope for AST rental increases.

TENURE

Freehold subject to the various tenancies, as outlined in the below schedule.

ACCOMMODATION

Refer to below tenancy schedule.

USE

GF - Class B1 offices. Scope for residential.
FF – Residential
SF - Residential

PRICE

Offers invited in excess of £1,250,000. This provides a net initial yield of 5.28% after usual purchaser's costs.

CURRENT RENTAL INCOME

Total current income is £66,000 per annum. The residential rents to the first floor provide scope for increases.

VAT

The property is elected for VAT.

EPC RATING

See below tenancy schedule.

RATES

GF Rateable value: £3,700
The 2020/21 UBR is 49.9p in the £.
Small Business Rates Relief may be available.

COUNCIL TAX BANDING

See below tenancy schedule.

Interested parties are recommended to make their own enquiries with Bromley Council.

LEGAL COSTS

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

VIEWING

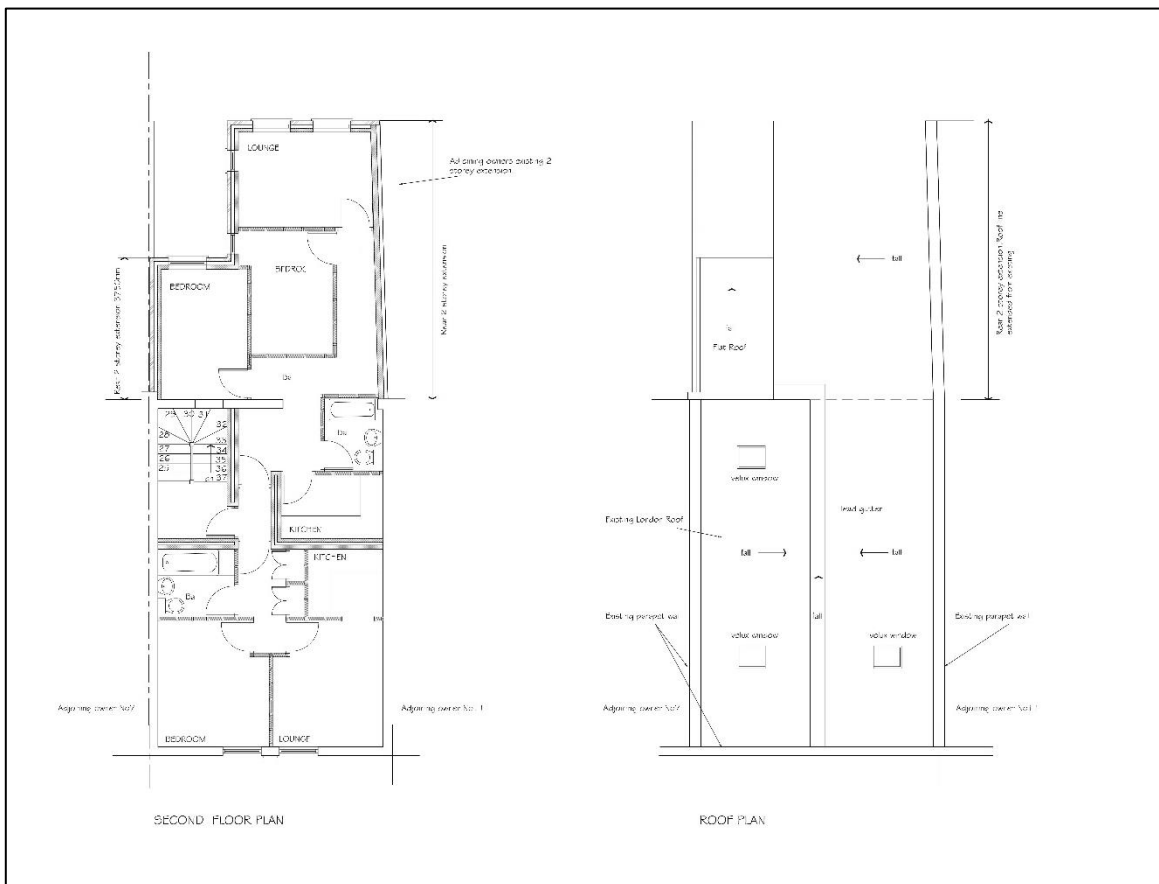
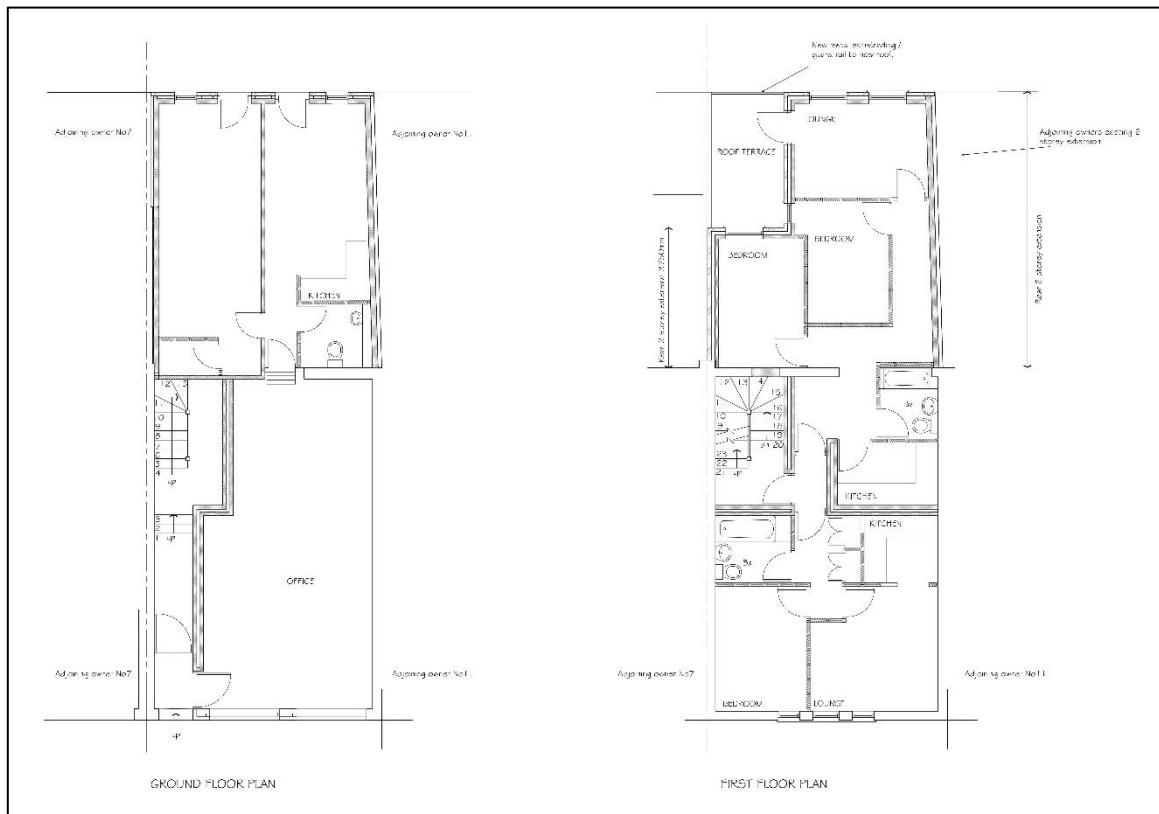
Strictly by appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
Contact: Stewart Rolfe
Tel: 020 8971 4999
Email: commercial@as-r.co.uk**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

June 2020



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9 HIGH STREET, PENGES, LONDON SE20 7HJ – TENANCY SCHEDULE

Floor	Tenant	Floor Area (sq. ft.)	Rent pa	1954 Act status	Lease expiry	Break	EPC Rating
Ground	TH Mechanical & Electrical Limited	711	£18,300	Outside Act	31 st January 2023	Landlord's rolling on 3 months notice at any time.	D (86)
		NET INCOME	£18,300				

TENURE: Freehold – Residential

Flat	Floor Area (sq. ft.)	Floor area (sq. m)	Beds	Rent pcm	Rent pa	Deposit	AST Expiry date	EPC Rating	Council Tax Band
A-SF	323	30	1	£875	£10,500	£1,009	26/08/2020	E (43)	B
B-SF	484	45	2	£1,150	£13,800	£1,326	12/12/2020	C (70)	B
C-FF	334	31	1	£850	£10,200	£725	02/05/2020	D (63)	B
D-FF	484	45	2	£1,100	£13,200	£1,050	14/10/2020	D (62)	B
TOTAL	1,625	151		£3,925	£47,700	£4,110			

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