

HITHER GREEN

84 SPRINGBANK ROAD

LONDON

SE13 6SX

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD SALE - MIXED COMMERCIAL & RESIDENTIAL INVESTMENT

Location/ Description

Hither Green is a popular suburb within the London Borough of Lewisham.

Springbank Road is situated in close proximity to Hither Green Railway Station and only a short distance from the south circular (A205) which offers trunk road access to Central London.

The property comprises a mid-terraced period building arranged on basement, ground, first and second floor levels.

The ground floor provides a commercial unit with two rear offices plus staffroom/ kitchenette and WC. There is access to the rear garden and internal access to the basement which offers storage with limited headroom.

The first and second floors have a separate entrance from Springbank Road comprising a HMO registered for 5 persons occupying 4 rooms. In addition, there is a bathroom/WC, kitchen and store room. HMO License Number LN/202000398 for term of 5 years from 24th December 2020 under designation "Manager Private Sector Housing Licensing"



Accommodation

(with approximate dimensions and floor areas)


Basement Storage -	170 sq.ft	(15.79 sq.m)
Ground Floor -	523 sq.ft	(48sq.m)
Yard/Garden		

Upper Parts (Not inspected)

First Floor - 3 Bedrooms & Bathroom/WC

Second Floor – Bedroom, Storeroom & Kitchen

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Tenancies / Price	Energy Performance Certificates
<p>The ground floor is let upon a lease to Excel Media Technology Limited for a term expiring on 30th September 2022 at a current rental of £6,500 (Six Thousand Five Hundred Pounds) per annum exclusive.</p> <p>The upper parts are let upon a 3 (Three) year Assured Shorthold Tenancy expiring in 2024 at a rental of £1,600 (One Thousand Six Hundred Pounds) per calendar month, subject to annual RPI increases throughout the term.</p> <p>Freehold Price – Offers In Excess of £500,000 (Five Hundred Thousand Pounds), subject to the occupational tenancies.</p>	<div data-bbox="821 268 1370 520"> <p>84, Springbank Road LONDON SE13 6SX</p> <p>Energy rating D</p> <p>Valid until 1 March 2028</p> <p>Certificate number 9326-3009-0283-0600-5621</p> </div> <div data-bbox="821 548 1370 800"> <p>Flat A 84 Springbank Road LONDON SE13 6SX</p> <p>Energy rating E</p> <p>Valid until 5 March 2030</p> <p>Certificate number 0758-0022-7237-6590-5200</p> </div>
Rating Assessment	VAT
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the commercial premises are £3,514.00 (2022/23 assessment). Council Tax Band – A</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>We have been advised by our clients that they have not elected to charge VAT and thus under current Legislation VAT is not payable upon the sale price agreed.</p>
Legal Fees	Viewings
<p>Each party to bear their own legal and professional fees.</p>	<p>Available by prior appointment with Linays Commercial Limited. Please note access will be limited upon the residential parts.</p> <div data-bbox="1036 1524 1256 1682">  <p>www.linays.co.uk 01689 875 511</p> </div> <p>Contact: Adrian Tutchings</p> <p>Email: commercialproperty@linays.co.uk</p>