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FOR SALE - FREEHOLD INVESTMENT

CATFORD

153 RUSHEY GREEN

SE6 4BD

RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

FULLY LET – CURRENTLY PRODUCING £50,700 PER ANNUM

GROUND FLOOR ESTATE AGENCY & 2 X TWO BED & 1 X ONE BED FLATS

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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.



LOCATION & DESCRIPTION

Catford is a busy and densely populated suburb located within the London Borough of Lewisham and located approximately 4 miles south of Central London. The town is conveniently located along the A205 (South Circular Road) providing easy access to other parts of London and the motorway network. Catford and Catford Bridge Railway Station are within 0.2 miles of the property, providing direct train services to London Charing Cross & Hayes (Kent).

The subject property is prominently situated on Rushey Green, opposite The Broadway Theatre and Town Hall on the eastern side set back from the roadside occupying an established trading position close to the junction with A205 South Circular Road. Surrounding occupiers include NatWest, Tesco and Superdrug.

The property comprises a four storey mid-terrace building of brick construction with attractive stone features set beneath a pitched roof with tiled coverings. The ground floor and basement provides self-contained retail premises and is currently occupied by an Estate Agent and fitted out to the tenants preferred specification. The first, second and third floors provide residential dwellings, comprising 2 x two bedroom and 1 x one bedroom all accessed via a dedicated entrance from the pavement edge.

TENANCIES

153 Rushey Green: The commercial premises are let to an individual for a term of 12 years on an FRI lease commencing 5th January 2004 and expiring 4th January 2016. The tenant is holding over. The passing rent is £15,000 (Fifteen Thousand Pounds) per annum exclusive.

153 A, B & C Rushey Green : The three flats are let on separate Assured Shorthold Tenancies at the following rents;

153a (2 Bed): £1050pcm

153b (2 Bed): £1000pcm

153c (1 Bed): £925pcm

Total Income: £50,700 per annum exclusive.

ACCOMMODATION

No:	Floor Area	Ft ²	M ²
153	<u>Ground Floor</u>		
	Retail Unit		
	Floor Area (Gross)	645	60
	WC	-	-
	Basement	429	39
	<u>Upper Parts</u>		
	<i>Not inspected – areas obtained from EPC's.</i>		
153a	Two Bedroom Flat	484	45
153b	Two Bedroom Flat	602	56
153c	One Bedroom Flat	602	56

TENURE/PRICE

Freehold – Subject to Contract. We are instructed to seek offers in region of **£835,000 (Eight Hundred and Thirty Five Thousand Pounds)**, subject to the occupational leases/tenancies granted.

EPC

153 Rushey Green- Energy Rating

153a Rushey Green – Energy Rating

153b Rushey Green – Energy Rating

153c Rushey Green – Energy Rating

VAT

We are advised the property is **not** elected for VAT.

FURTHER INFORMATION

Contact:

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