



jamescommercial
property consultants

9 High Street | Penge | London | SE20 7HJ

MIXED-USE FREEHOLD INVESTMENT FOR SALE

9 High Street | Penge | London | SE20 7HJ | FREEHOLD INVESTMENT FOR SALE

- office & 4 flats
- 217.01 m² (2,336 ft²) approx.
- office let to an M & E company
- commercial income: £18,300 pa
- residential income: £47,700 pa
- offers in excess of £1.25m freehold

DESCRIPTION

Mid terraced mixed-use building arranged over the ground, first and second floors. The ground floor currently comprises a self contained office, let to an Mechanical & Electrical company. The first floor comprises 1 x 2 and 1 x 1 bedroom flats. The second floor comprises a further 1 x 2 and 1 x 1 bedroom flats. There is potential to convert the ground floor into residential and possibly go up another level to create a third floor.

Further information, such as floor plans, commercial lease and Assured Shorthold Tenancies can be provided on application.

LOCATION

Situated on the High Street (A234), between Lawrie Park Road and Crampton Road in Penge.

Various amenities can be found close by, such as convenience stores, DIY store, pubs, cafe's, take-aways, crystal palace park, schools and an arts theatre, together with a good vibrant mix of independent and local traders further along the High Street.

Penge West and Penge East mainline railway and Overground stations are both within walking distance, providing services to London Bridge, London Victoria, West Croydon, Highbury & Islington, Bromley South, Coulsdon Town and Orpington. There are also buses serving the area, located on the High Street.

ACCOMMODATION

Ground floor (offices)	66.05 m ²	711 ft ²
First floor (residential)	75.99 m ²	818 ft ²
Second floor (residential)	74.97 m ²	807 ft ²
Total	217.01 m²	2,336 ft²

TENURE

Freehold, with the benefit of a 3 year lease (Outside of L & T Act) from January 2020, with 3 monthly rolling breaks on the ground floor office and the 4 flats above are all rented out on AST's.

BUSINESS RATES

We understand that the current rateable value for the commercial element is £7,318. Contact Bromley Council on 0300 303 8659 to confirm what amount is payable per annum.



VIEWINGS

Strictly by appointment only, through joint sole agents: -



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