

SOLD S.T.C.

Freehold Mid Terrace Building

Anerley Road, Penge, London SE20 8EF

to let
020 3704 4500

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BREAKFAS - N H - DINNER
0 0 8778 0776

P
Mon - Sat
8 am - 6:30 pm
Pay by phone
0203 048 9010
quoting location
26165
Max stay 3 hours

Pay by
26165

Coca-Cola
ZERO SUGAR

Coca-Cola
ZERO SUGAR

 **Price Taylor LLP**

 **The Property Ombudsman**

 **RICS**
Regulated by RICS

pricetaylor.com

01

KEY FEATURES :

Part vacant residential and commercial investment currently producing £21,000pa. Offering scope to increase to £79,200pa.

02

LOCATION & DESCRIPTION :

Conveniently located close by to Anerley Station in Penge, just south of Crystal Palace. Within walking distance of Penge town centre, and moments away from Betts Park. 2.7 miles to the south of the south circular.

A mid-terraced freehold building arranged with a basement flat (vacant), shop and rear studio (vacant) on the ground floor, two/three bedroom flat on the first floor, and two bedroom split level flat over second and third floors. For repair and modernisation. Of interest to investors.

03

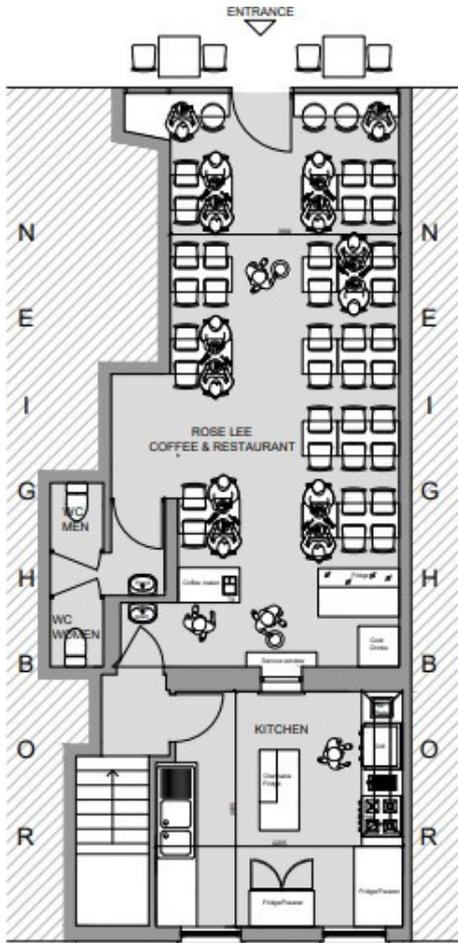
TENANCY SCHEDULE :

<u>Accommodation</u>	<u>Rent (pa)</u>	<u>Tenancy</u>
Shop t/a Rosie Lee's Cafe'	£21,000	Tenant: Kerim Faydali. 15 Year FRI Lease from 3.10.2013, Upward only 5 Yearly Rent Reviews. Not contracted out of security of tenure provisions of LTA 1954 Act. Next rent review 03 October 2023.
Basement Flat	Vacant	-
First Floor Flat	<u>Vacant</u>	-
Second/Third Floor Flat	Vacant	-
Total:	£21,000	

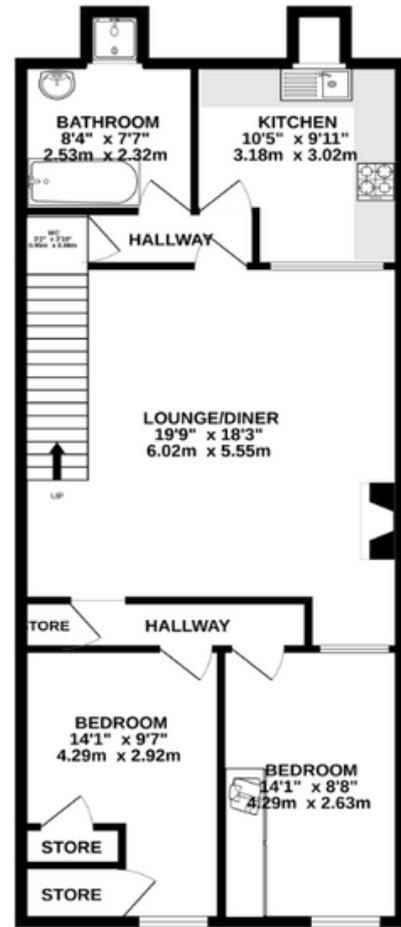
Note. The ground floor cafe' has recently been enlarged to the rear, into a former ground floor studio, thus creating more covers.



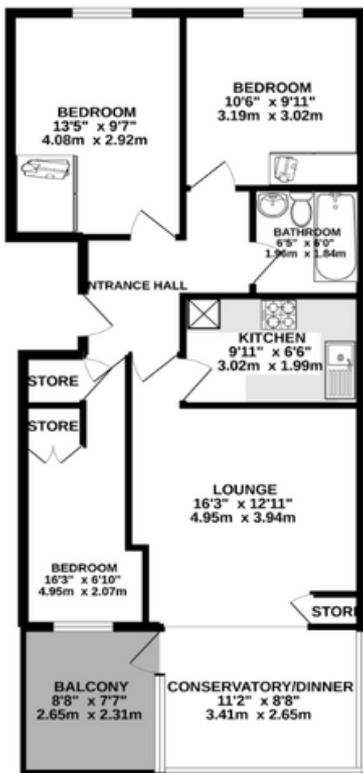
G/F Shop



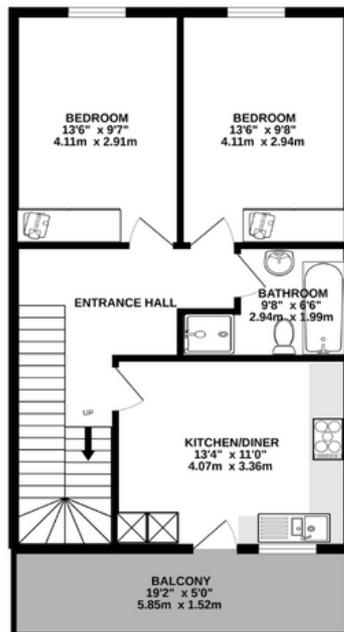
Basement



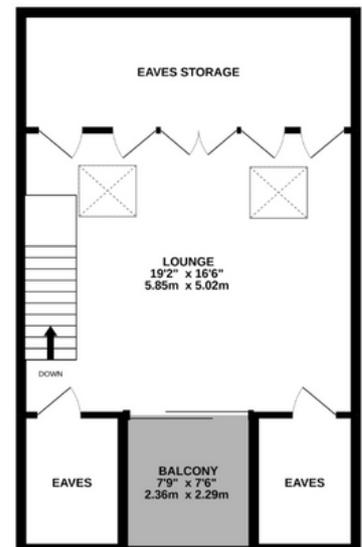
1st Floor



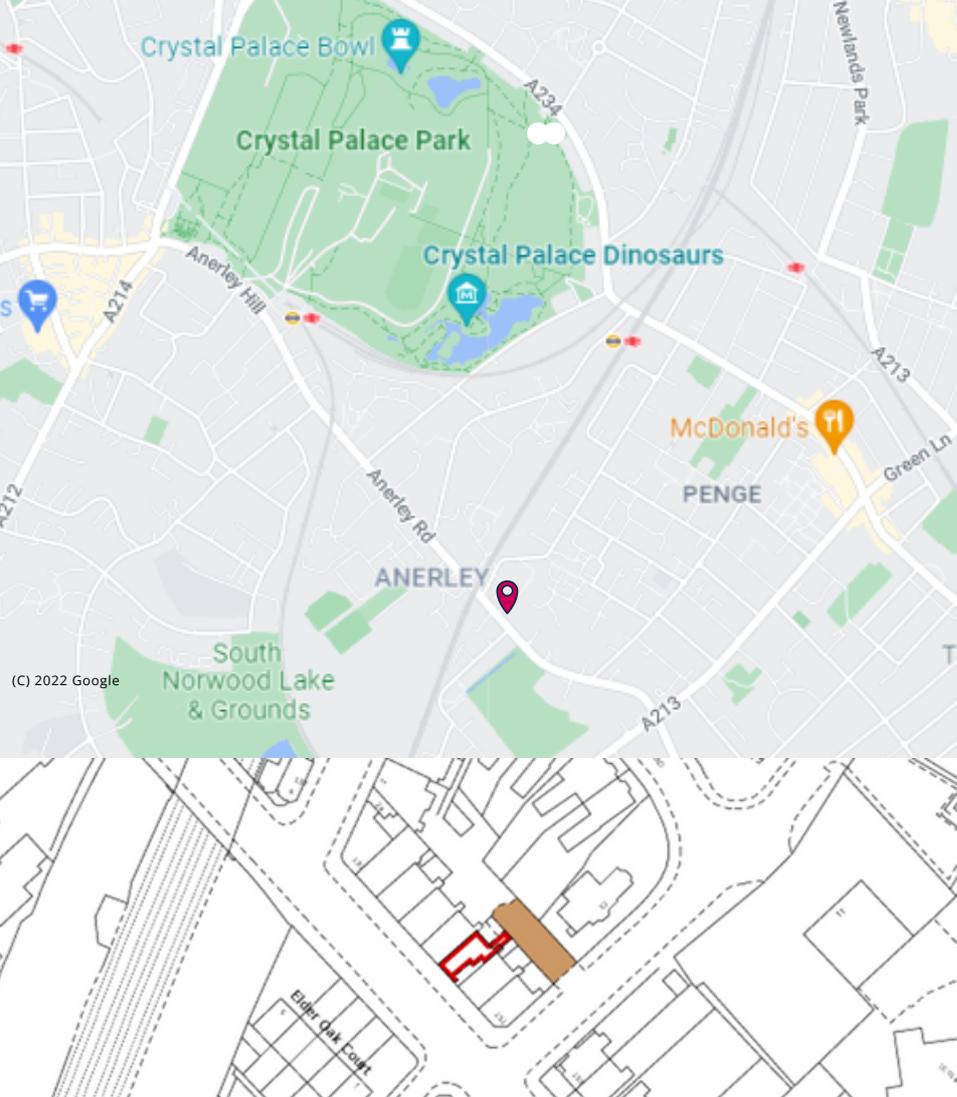
2nd Floor



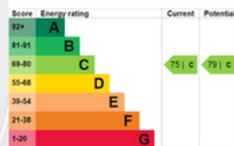
3rd Floor



Not to scale. For identification purposes only.



ENERGY PERFORMANCE ASSET RATING



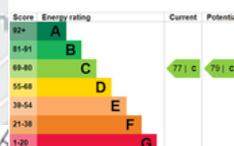
Basement Flat



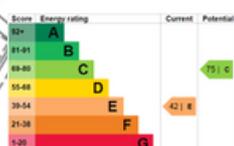
Shop



GF Studio
(Now Part of Shop)



First Floor Flat



Flat C, 2nd/3rd Floor

ARRANGE A VIEWING

Strictly by appointment with
Price Taylor LLP Chartered Surveyors.

☎ 0207 704 8512

✉ info@pricetaylor.com



Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.