

OPEN 7 DAYS  
A WEEK

Harpers & Co

Tel: 01322 524425  
www.harpersandco.com



**35 Brockley Rise, London, Greater London, SE23 1JG**

## **Offers in Excess of £235,000**

A3 restaurant/cafe for sale, highly visible corner unit in an up and coming area within close proximity to station with good links to central London. Harpers & Co are delighted to offer this established A3 restaurant/cafe that produces a passing rent of £16,250 pa and is offered Freehold For Sale, Offers in Excess of £235,000. Applicants should note that there is a 20 year lease granted in July 2005 with 4 yearly rent reviews with an extra review due in 2017. Both flats are sold on long leases with one due for a potentially valuable reversion in the short term with merely 72 years remaining. Both flats produce a ground rent of £50 pa (peppercorn). This property occupies are highly visible corner and will provide an attractive and potentially valuable Freehold Investment.

**\*ATTRACTIVE FREEHOLD INVESTMENT \* \*MIXED USE COMMERCIAL/RESIDENTIAL \***

**\*ATTRACTIVE YIELD WITH POTENTIAL FOR UPLIFT\***

**\*VALUABLE REVERSIONARY FOR POTENTIAL ON FLAT\* \*SOLID AND ESTABLISHED TENANT\***

**\*UP AND COMING AREA\* \*HIGHLY VISIBLE CORNER UNIT\***

**\*ADDITIONAL INCOME FROM ADVERTISING BOARDING \* \*ESTABLISHED RETAIL PARADE \***

EPC rating pending

**VIEWING HIGHLY RECOMMENDED**

## **35 Brockley Rise, London, Greater London, SE23 1JG**

### **VIEWING HIGHLY RECOMMENDED**

#### **Location**

Brockley Rise is located adjacent to the busy Stanstead Road and South Circular (A21). The property is in close proximity to Catford Bridge, Catford and Forest Hill Train stations all providing fast links to Central London. Excellent vehicle links to the A2, M25 and Central London. This property enjoys good footfall and excellent passing vehicular traffic and occupies a highly visible corner position.

#### **Description**

This property is approx 57.4 sq meters (617 sq ft). The shop comprises a powdered aluminum shop front with central positioned door which leads into a fully floor and wall tiled Cafe which provides seating for approximately 28 covers. This Cafe is completed in a traditional way whereby there is a coffee and tea serving counter with a separate cold drinks dispenser which then leads into a fully functional and closed off kitchen area with an incorporating serving hatch. The kitchen area is fully functional with a hot plate, several valentines chip fryers and a full stainless steel extraction unit mounted into the ceiling. To the rear of this property there is a storeroom / preparation room adjacent to a WC and a rear door which leads into a pedestrian pathway which leads to both the self contained above and have their own exterior and rear access.

#### **Terms**

This property is offered Freehold for Sale as an investment and is offered for Offers of Excess of £235,000. Applicants are advised to note that there are approximately 10 years left on the fully repairing and insuring lease which has been offered inside the 1954 Landlords and Tenants Act, a current passing rent of £14,250 pa. There is also an additional income of £2000 pa from the flank advertising board and an additional ground rent from the 2 flats which are peppercorn and £50 each from both flats. Its is important to note that one of the flats has 71 years remaining with the other having 118 years. It is therefore considered that the first flat has some reversionary potential and there is potential extension of the lease.

#### **Legal costs**

Each party to pay their own Legal cost in this transaction.

#### **VAT**

This property is not elected for VAT

#### **Rates**

We are advised by the Valuation Office that as of 2015 the rates payable on this unit are approx £5900 pa and applicants are advised to make their own enquiries as to whether they are eligible for small business rates relief.

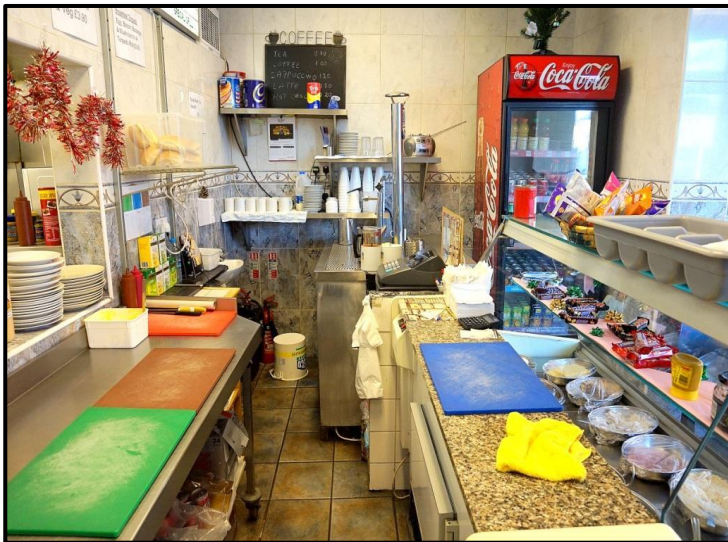
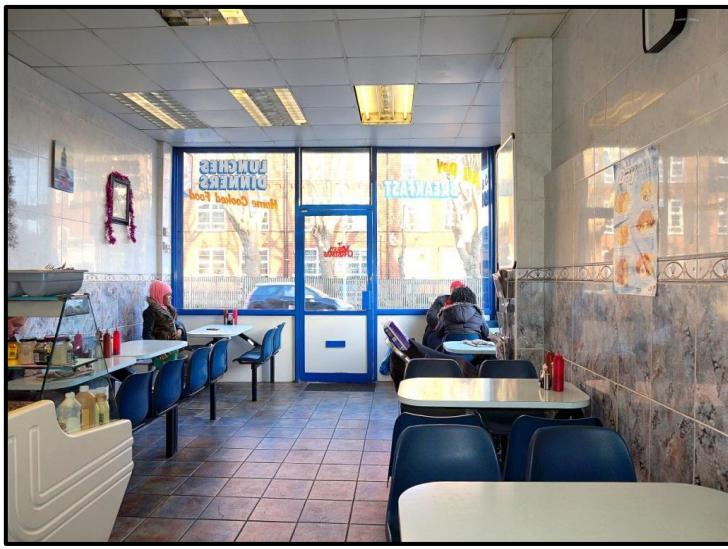
*Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance*

**Open 7 days a week**

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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.

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