

# FOR SALE

## MIXED USE

## INVESTMENT



whozoo.

LEWISHAM

📍 45 Sangley Road, Lewisham, London SE6 2DT

Price **£410,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**1,104 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**LEWISHAM**



Planning Granted

**NO**



Existing Use

**CLASS C & E**

### Tenanted



YES

### Local Train Stations



Catford Bridge (0.4 miles)  
Catford (0.4 miles)  
Bellingham (0.8 miles)

### Local Amenities



Lidl (0.2 miles)  
Mountsfield Park (0.5 miles)  
University Hospital (0.7 miles)

### VAT Applicable



No

### Rateable Value

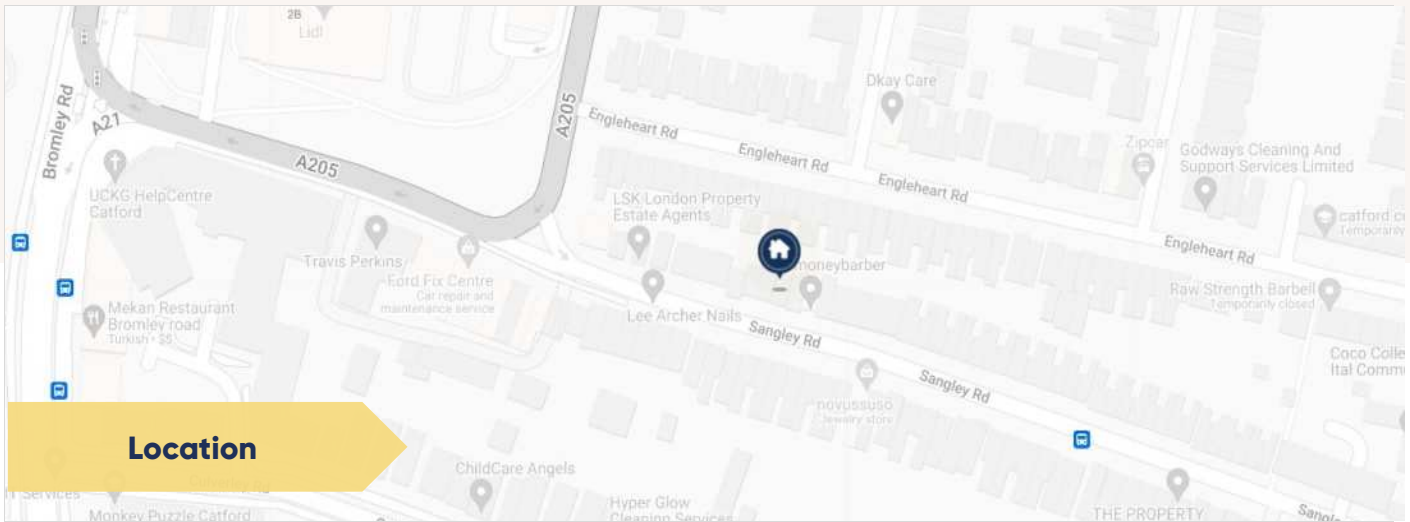


£6,300

### EPC



NO



## Additional Information

An opportunity to acquire a freehold mixed-use property on Sangley Road, Lewisham.

The property is currently comprises a commercial unit which currently operates as a barber. The barber is paying £10,000 per annum in rent and has 7 years remaining on the lease. Above the commercial unit there is a 1 bedroom flat which generates £14,400 per annum.

The commercial property measures approximately 704 sqft in size while the flat above measures approximately 400 sqft in size.

Offers are encouraged in the region of £410,000 and viewings are by appointment only.



**Tom Castro**  
Founder

✉ tomcastro@whozoo.co.uk  
☎ 07976 888 937 / 0333 200 8330



**Sam Marcu**  
Property Consultant

✉ sammarcu@whozoo.co.uk  
☎ 07423 354 048 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



033 3200 8330

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info@whozoo.co.uk

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www.whozoo.co.uk

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