



SUBSTANTIAL MIXED USE PREMISES - DEVELOPMENT POTENTIAL  
OFFERS IN EXCESS OF £400,000 FREEHOLD  
109 SHAKESPEARE ROAD LONDON SE24 0PY

 **Willmotts**  
The Complete Property Service  
020 8748 6644

- LOW CAPITAL VALUE £168.35 PSF
- DEVELOPMENT POTENTIAL (STPP)
- GROUND & BASEMENT LET ON SHORT LEASE
- FIRST FLOOR FLAT SOLD OFF
- INCOMING PRODUCING £19,250 PA
- CLOSE PROXIMITY TO HERNE HILL OVERGROUND STATION AND BRIXTON UNDERGROUND STATION

### Location

The property is located on the West Side of Shakespeare Road, near the junction with Mayall Road. The property sits on the boundary of Herne Hill and is located near Brockwell Park & Lido. The nearest transport routes are to be found at Brixton Town Centres, which is 0.4 miles away.

### Description

A substantial mixed use property arranged over basement, ground & first floor of this semi detached period property. The first floor comprises a flat which has been sold off on long lease and the basement and Ground floors are let to a local church. Excellent floor to ceiling heights - GF approx. 3M and basement approx 2.1m

### Development Opportunity

We are of the opinion that the premises could be re-purposed to provide 2-3 flats, once vacant possession is obtained from the occupational tenants. This may be enabled via Class MA Permitted Development but shall also require planning permission for further alterations. Prospective buyers should seek independent advice and satisfy themselves prior to any purchase.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Location	Sq M	Sq Ft.
Ground Floor	149.95	1614
Lower Ground Floor	70.8	762
<b>Total</b>	<b>220.75</b>	<b>2376</b>

### Tenure

Freehold, subject to existing long leasehold of the first floor flat and occupational lease of the basement and ground floor.

### Tenancies

Ground Floor, Basement and Rear Yard

The commercial unit is subject to a 6 year lease expiring 16th September 2026 let to Believers Home Chapel. The passing rent is £19,200 per annum exclusive with a rent review on the 5th anniversary of the letting.

1st Floor Apartment

The residential apartment is subject to a 999 year long lease from 2012 (988 years remaining). Ground Rent £50 per annum doubling every 100 years.

**Total income: £19,250 per annum**

### Terms

Offers in excess of £400,000. A purchase at this level reflects a very low capital value of £168.35 per Sq Ft when compared to residential resale's which are in excess of £750 per Sq Ft.

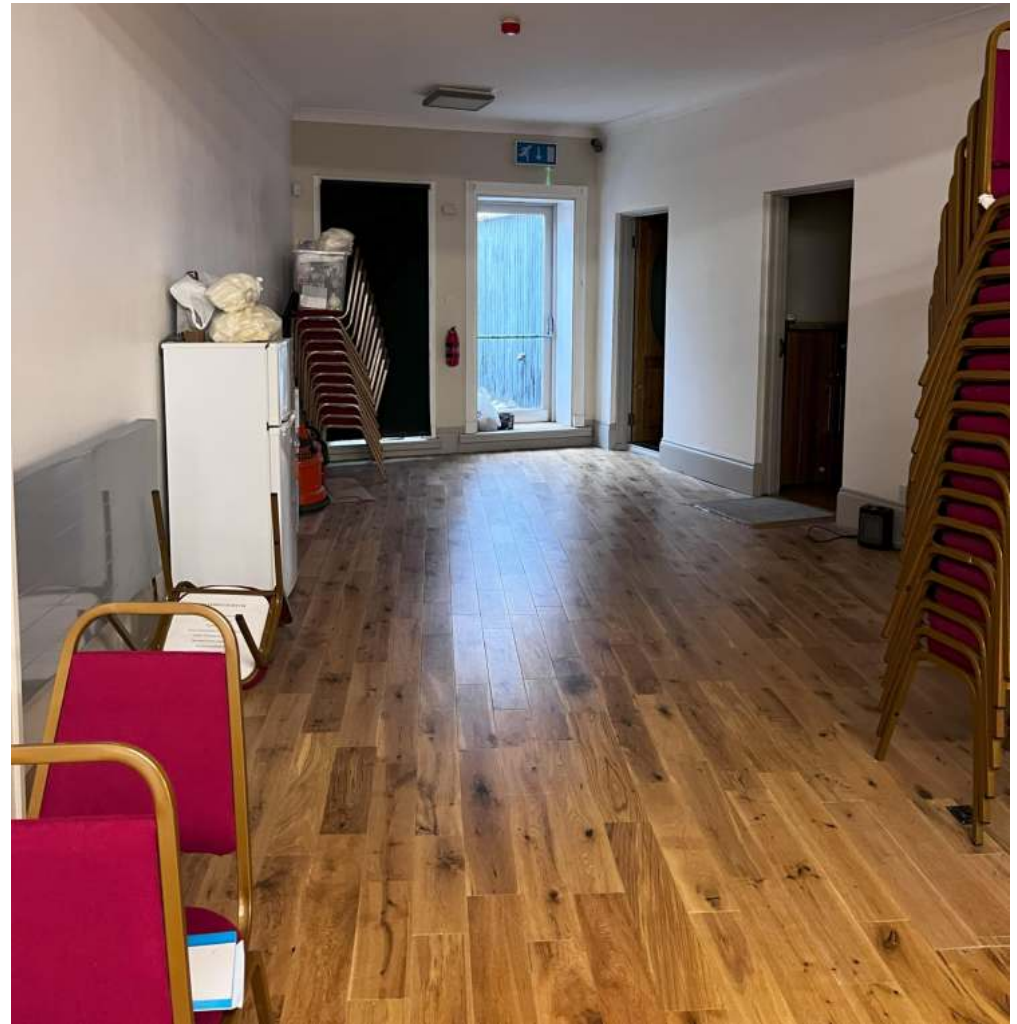
### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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### Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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109 Shakespeare Road SE24 0PY  
Not to Scale  
GIA 2,376 sq ft - 220.74 Sq M

