



# 25-31 Avery Hill Road

London, United Kingdom  
SE9 2BD

UNBROKEN FREEHOLD  
MIXED-USE INVESTMENT  
WITH DEVELOPMENT  
POTENTIAL (STPP)

Offers in Excess  
of £1,000,000







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## Executive Summary



Property Type

**Commercial Investment**



Total current income

**£75,500**



Size

**249 sqm / 2,680 sqft**



Commercial or Residential

**Both**



Nearby transport

**New Eltham Station**





## Description

An unbroken freehold mixed-use investment comprising four commercial units let to three A5 takeaway tenants, a convenience store and two self-contained apartments fully let at £75,500 PA (ERV £82,500). Potential to add an additional storey (STPP).





## Location

The property is situated in a densely populated residential area and provides excellent amenities and transport links nearby. New Eltham Station is less than 300m away and offers direct access to Central London in less than 35 minutes. Local shops, pubs and restaurants nearby and New Eltham High Street located one mile away.



Nearby transport

**New Eltham Station 0.25m**



Local Amenities

**Co-op Food 0.2 miles**  
**New Eltham post office 100m**  
**New Eltham High Street 1 mile**



# Planning

22/2852/F - Subject to appeal for the construction of an additional storey to provide two studio units, alterations to existing first-floor residential units to provide one studio and one bedroom unit and associated external alterations and works.

## Accommodation schedule:

Unit	Type	Term (Yrs)	Lease Start Date	Lease End Date	Size (Sqm)	Rent (pa)	Next Rent Review	ERV
25	Commercial	5	8/1/2019	7/31/2024	40	£15,000	n/a	£15,000
25a	Residential	1	8/6/2022	8/5/2023	45	£13,000	n/a	£15,000
27	Commercial	5	8/1/2019	7/31/2024	29	£11,000	n/a	£11,000
29	Commercial and residential (wrapped in a commercial lease)	15	8/16/2015	8/15/2030	85	£21,000	8/15/2027	£26,000
31	Commercial	20	2/1/2015	1/31/2035	40	£15,500	1/31/2027	£15,500
<b>Total</b>					<b>239</b>	<b>£75,500</b>		<b>£82,500</b>



## Tenancies:

Yes

## VAT:

No

## Proposal:

Offers in Excess of £950,000

## Viewings

Available strictly by appointment only

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