

# LONDON

## 12 NORWOOD ROAD

### SE24 9BH

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

## 01689 875 511

### FREEHOLD INVESTMENT – COMMERCIAL UNIT & UPPER 5-BEDROOM FLAT

#### Location

The property forms part of a popular local parade situated between Herne Hill and Tulse Hill Rail Stations and lying just 50 metres from Brockwell Park.

Herne Hill Station provides direct links to London Victoria with a journey time of approx. 10 minutes.

The surrounding area comprises a mixture of commercial units occupied by independent operators and period-style residential properties.



#### Description

The property comprises a three-storey, mid-terrace building, incorporating a ground floor commercial unit occupied as a hot-food takeaway and benefitting from a commercial kitchen with extraction.

The upper parts comprise a self-contained flat providing, kitchen, dining room, bathroom and 5 bedrooms, with private access via the front of the property.

The property is subject to a lease of whole expiring 24/06/2033 at a passing rent of £24,000 per annum exclusive.

#### Accommodation

(with approximate dimensions/floor areas)

##### Ground Floor

Service Area: 274 sq ft (25.45 sq m)

Kitchen & Storage: 432 sq ft (40.13 sq m)

##### Upper Flat (5-Bedrooms)

Gross Area: 1,040 sq ft (96.58 sq m)

#### Price

Guide Price: **£475,000 (Four Hundred and Seventy-Five Thousand Pounds)** for the freehold interest, subject to the lease granted.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Tenancies	Energy Performance Certificate										
<p>The property is subject to a FRI lease of whole granted to a private individual on a term commencing on 25/06/2018 and ending on 24/06/2033, with no break clauses.</p> <p>The passing rent is £24,000 per annum subject to an upward only, open market rent review dated 25<sup>th</sup> June 2028.</p> <p><i>A full copy of the commercial lease is available upon request.</i></p>	<div><div>Energy performance certificate (EPC)</div><table><tr><td>12 Norwood Road LONDON SE24 9BH</td><td>Energy rating <b>D</b></td><td>Valid until: 5 October 2033</td></tr><tr><td colspan="2"></td><td>Certificate number: 1410-6127-7002-0800-2596</td></tr></table><table><tr><td>Property type</td><td>Top-floor maisonette</td></tr><tr><td>Total floor area</td><td>96 square metres</td></tr></table><div>Rules on letting this property</div><p>Properties can be let if they have an energy rating from A to E.</p></div>	12 Norwood Road LONDON SE24 9BH	Energy rating <b>D</b>	Valid until: 5 October 2033			Certificate number: 1410-6127-7002-0800-2596	Property type	Top-floor maisonette	Total floor area	96 square metres
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VAT	Legal Costs										
<p>We have been advised by our clients that the building <b>is not</b> elected for VAT.</p>	<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>										
AML	Viewings										
<p>A successful bidder will be required to provide the usual information to satisfy Anti-Money Laundering legislation at the point of agreeing Heads of Terms.</p>	<div>Available strictly by prior appointment via Sole Agents:</div> <div><div><div>LINAYS</div><div>COMMERCIAL</div><div>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416</div><div>01689 875 511</div></div><div><div>Contact:</div><div>Toby Allitt</div><div>Email:</div><div><a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></div></div></div>										