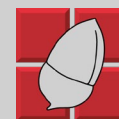




20 Clyde Terrace, Forest Hill, London SE23 3BA

Class E split level commercial unit for sale



**acorn**

Commercial, Investment & Development

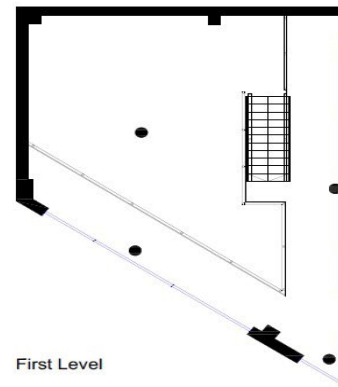
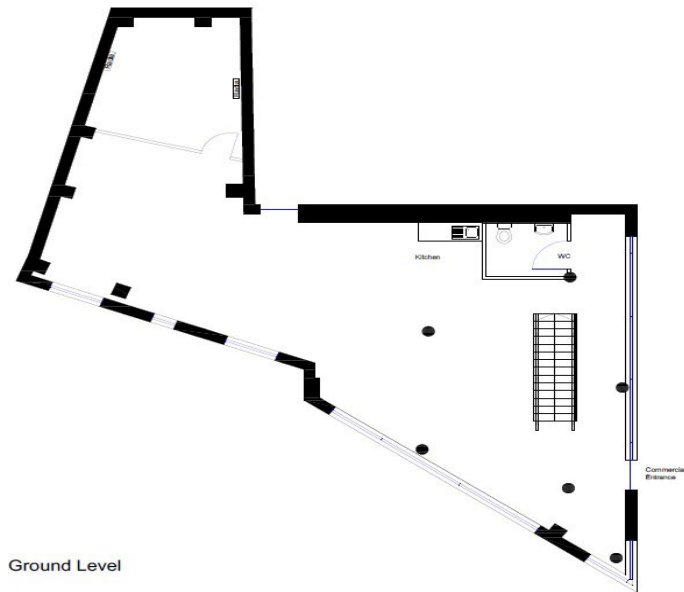


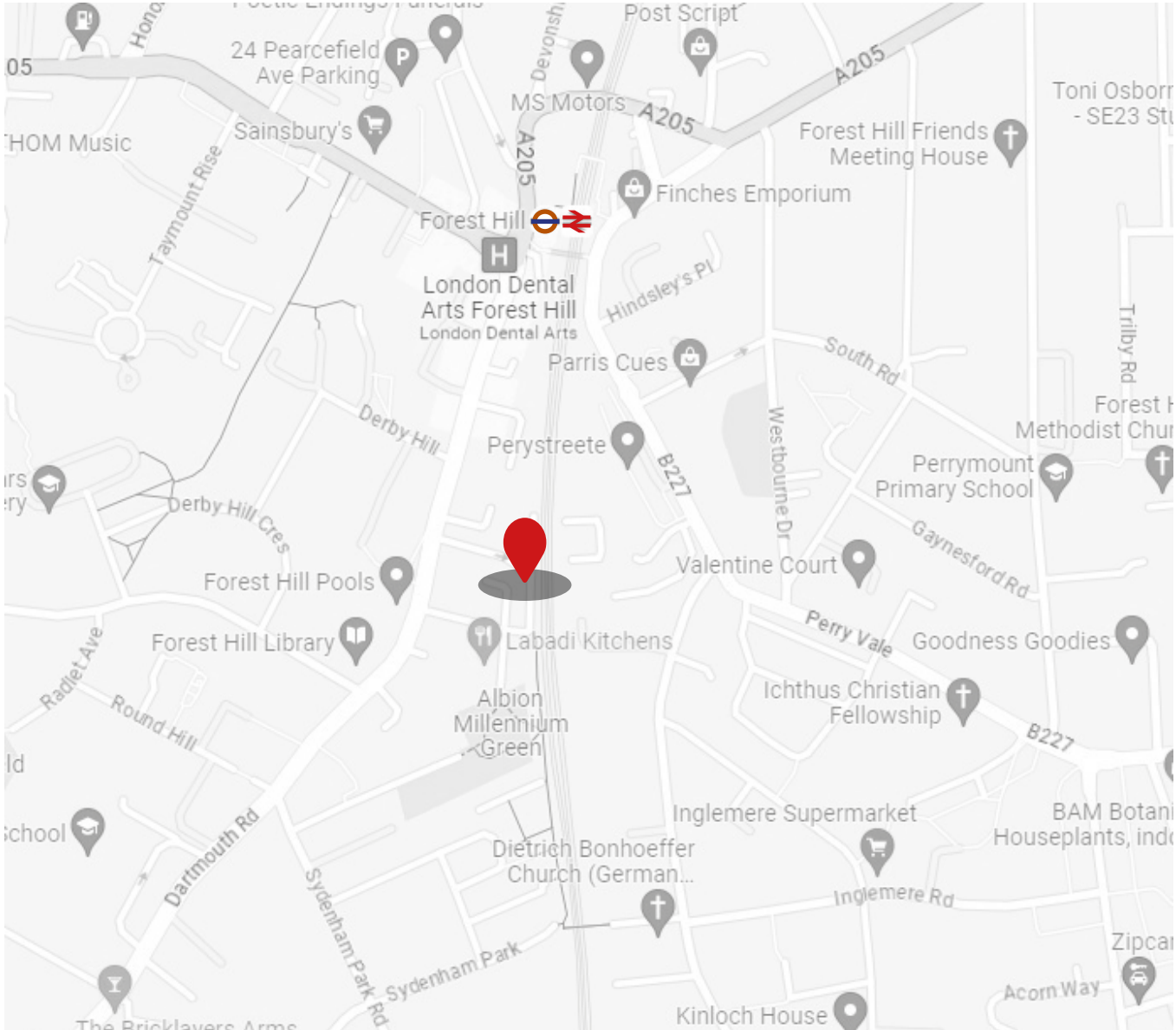
- Class E split level commercial unit for sale
- Unit measures 1,688 sqft
- 0.3 miles from Forest Hill Station
- Vacant possession
- 990 years virtual freehold
- Guide price £385,000 VF/H

## Description

Clyde Terrace is a modern mixed-use development built in the heart of Forest Hill. Unit 20 Clyde Terrace is a corner unit comprising ground floor with a mezzanine level. The ground floor measures 1,193 sqft with layout comprising of main open-plan office area, 1 x internal office/meeting room, W/C and kitchenette. An open staircase then leads up to the mezzanine level that is full open plan and measures 419 sqft. 20 Clyde Terrace was previously B1 use and as such may be eligible for residential conversion via permitted development (stpp).

The existing Class E unit does have a freeholder prohibited use for E(a) - Display or retail sale of goods, other than hot food, E(b) - Sale of food and drink for consumption (mostly) on the premises and E(f) Creche, day nursery or day centre. The unit would suit an owner operator or investor alike.





### Location

Clyde Terrace is a quiet side street running parallel to the A2216 Dartmouth Road in Forest Hill within the London Borough of Lewisham. Forest Hill mainline train station is within walking distance being just 0.3 miles away with regular direct services to London Bridge (17 mins) and London Victoria (42 mins). Central Forest Hill is becoming increasingly fashionable and this is epitomised by the other business operators on Clyde Terrace that include a fitness studio, fashion design house, building design consultancy and media studio.

### Stamp Duty & VAT


We understand that commercial rates of stamp duty and VAT will be applicable for any sale.

### Further Information

Copies of the floorplans, additional internal photographs, EPC's and planning approvals are available on request.

### Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



**Contact**

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