



Catford Bridge Tavern, Catford, SE6

8 bedroom building - £1,500,000 F/hld

NH - Central & Investments Sales

Catford Bridge Tavern, Catford, SE6

£1,500,000 F/hld 8 bedroom building

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South East London, freehold investment opportunity, prime location of Catford, situated between Catford Bridge station and Catford Station.

Freehold for sale of 6 flats (Use Class C3), the ground floor commercial unit - Catford Bridge Tavern has been sold off on a long lease, the property currently generates an Income of £102,600, all tenants are privately renting through ASTs, the property has been recently modernised.

KEY FEATURES

- Freehold investment opportunity
- 6 x Flats
- Ground floor pub sold on long lease
- Producing £102,000pa
- Recently modernised throughout
- Asking price reflects a 7% yield

LOCAL AREA

Located between Catford Bridge station and Catford Station, both under 0.1 miles, benefitting from the all of the local amenities and high street shops.

Catford Bridge Rail Station

Southeastern line, Zone 3

Catford Rail Station

Southeastern Thameslink lines, Zone 3

Bellingham Rail Station

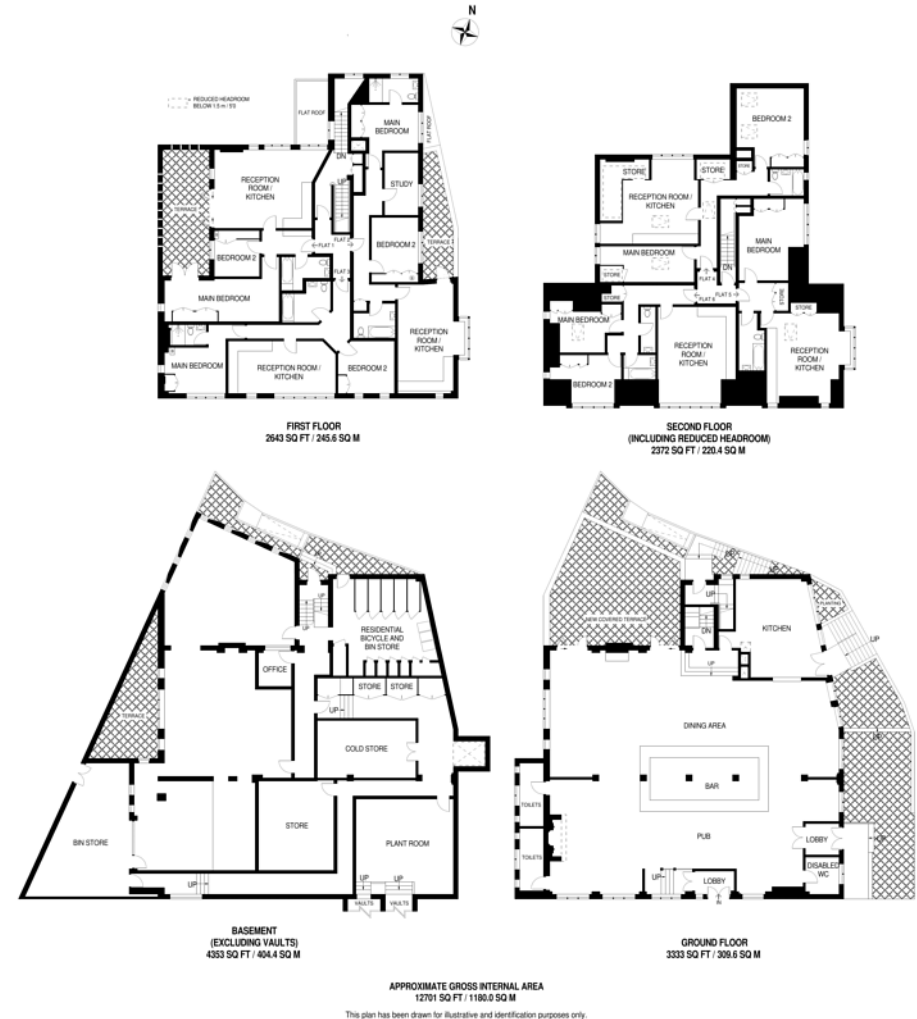
Southeastern Thameslink lines, Zone 3

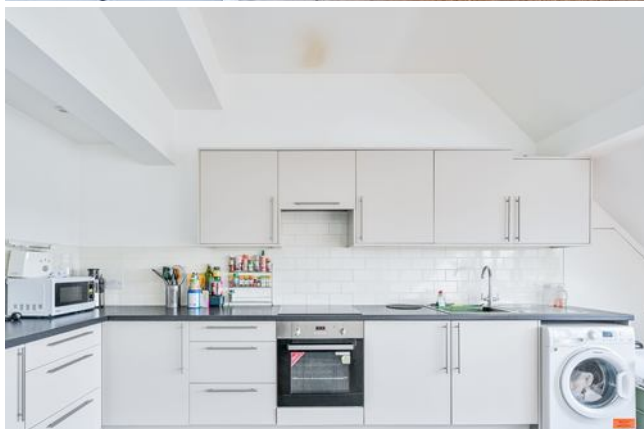
Representation of current layout, gross internal floor area is approximately 12,701 Sq Ft (1,179.96 Sq M)

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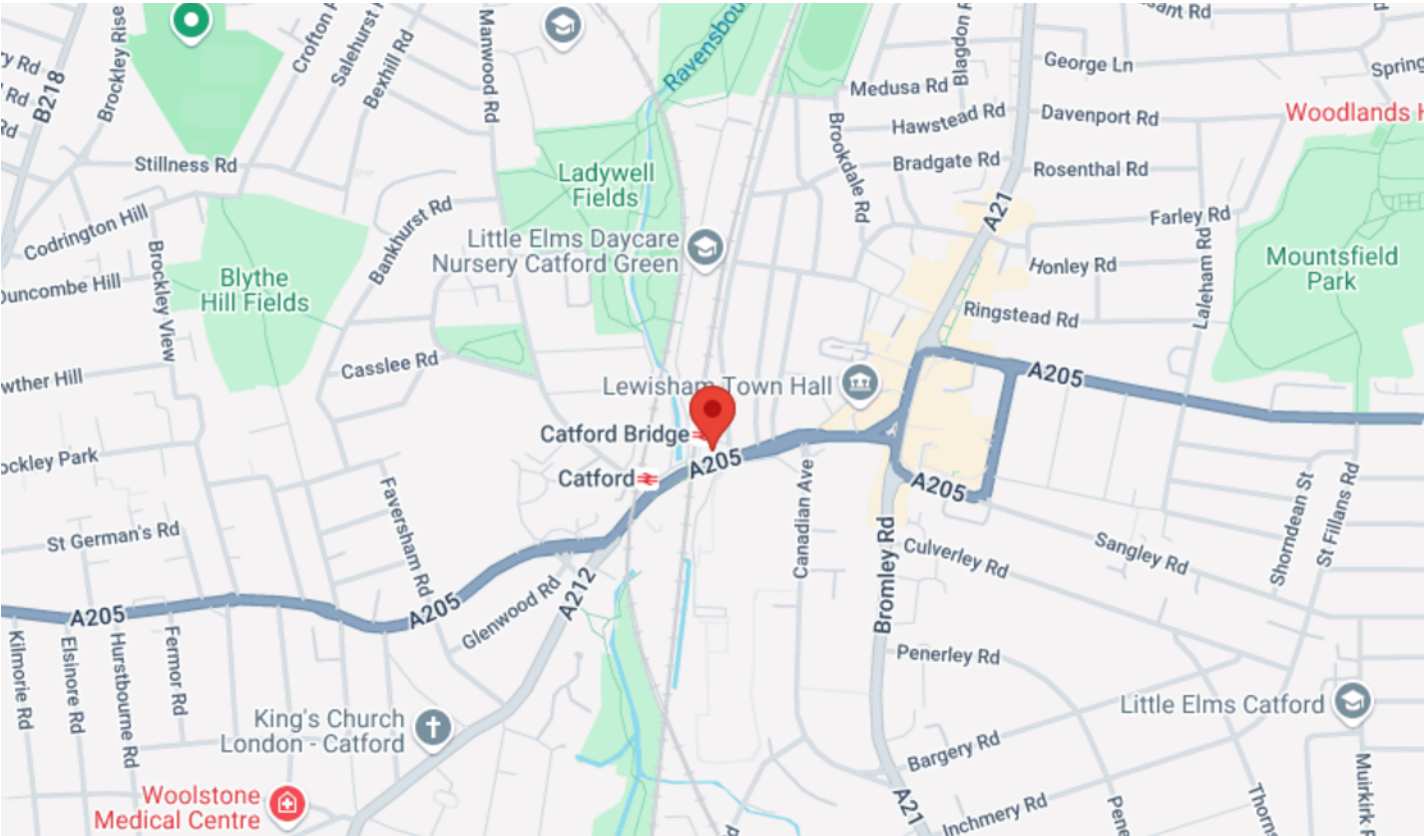


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Tenure **Freehold**
Local Authority **To be confirmed**
Council Tax **To be confirmed**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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