



Dartmouth Road, SE23 | £475,000

02087029999

[development@pedderproperty.com](mailto:development@pedderproperty.com)

**pedder**  
NEW HOMES



# In General

- Freehold
- Prominent High Street Location
- Close to Transport Links
- Spacious

# In Detail

## Description

An opportunity for investors to acquire this income producing Freehold property with the potential for the upper floor to be converted to residential (Subject to the relevant permissions).

The property is currently occupied by a Barber Shop & Gentleman Stylist on a licence to occupy determinable on no less than one month's notice.

## Accommodation

The property comprises of 1748 sqft of commercial space over the lower ground, ground & first floors. The lower ground also has access to a rear garden. There is potential to separate the first floor as there is existing access.

## Method of Sale

The property is being offered for sale via Informal Tender.

## Tenure

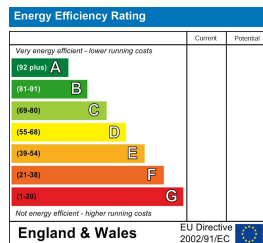
The property is available by way of Freehold sale.

Information on current market rental value available on request.

DARTMOUTH ROAD, SE23  
Approx. Gross Internal Floor Area  
1748 Sq. Ft/162.43 Sq. m



# Floorplan



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.