



20 Clyde Terrace, Forest Hill, London SE23 2BA

E USE CLASS | COMMERCIAL UNIT FOR SALE | SPLIT LEVEL



X Instagram @acorncommercial
acorncommercial.co.uk

Summary

- Split level commercial unit for sale
- Benefits from flexible 'E' use class
- Unit measures 1,688sqft
- Located 0.3 miles from Forest Hill Station
- To be sold with vacant possession
- 989 years virtual freehold
- Guide price £385,000 + VAT
VF/H





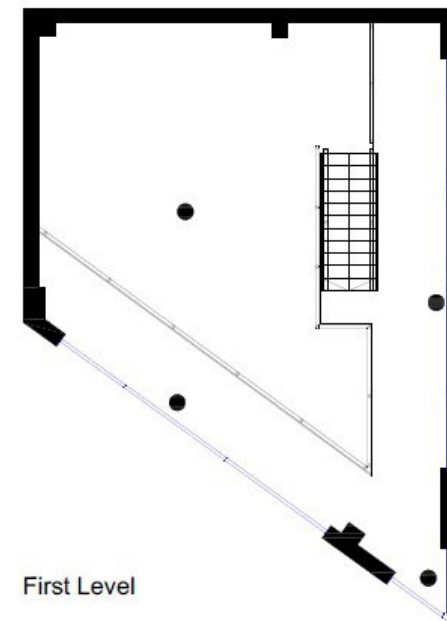
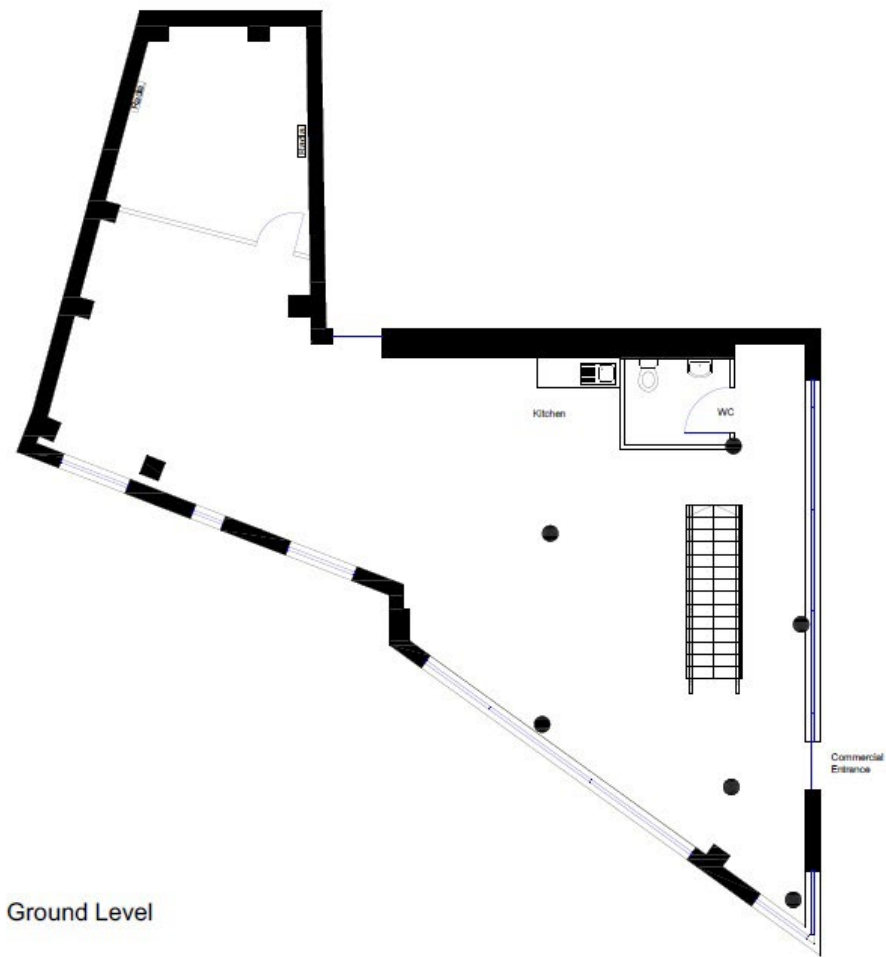
Description

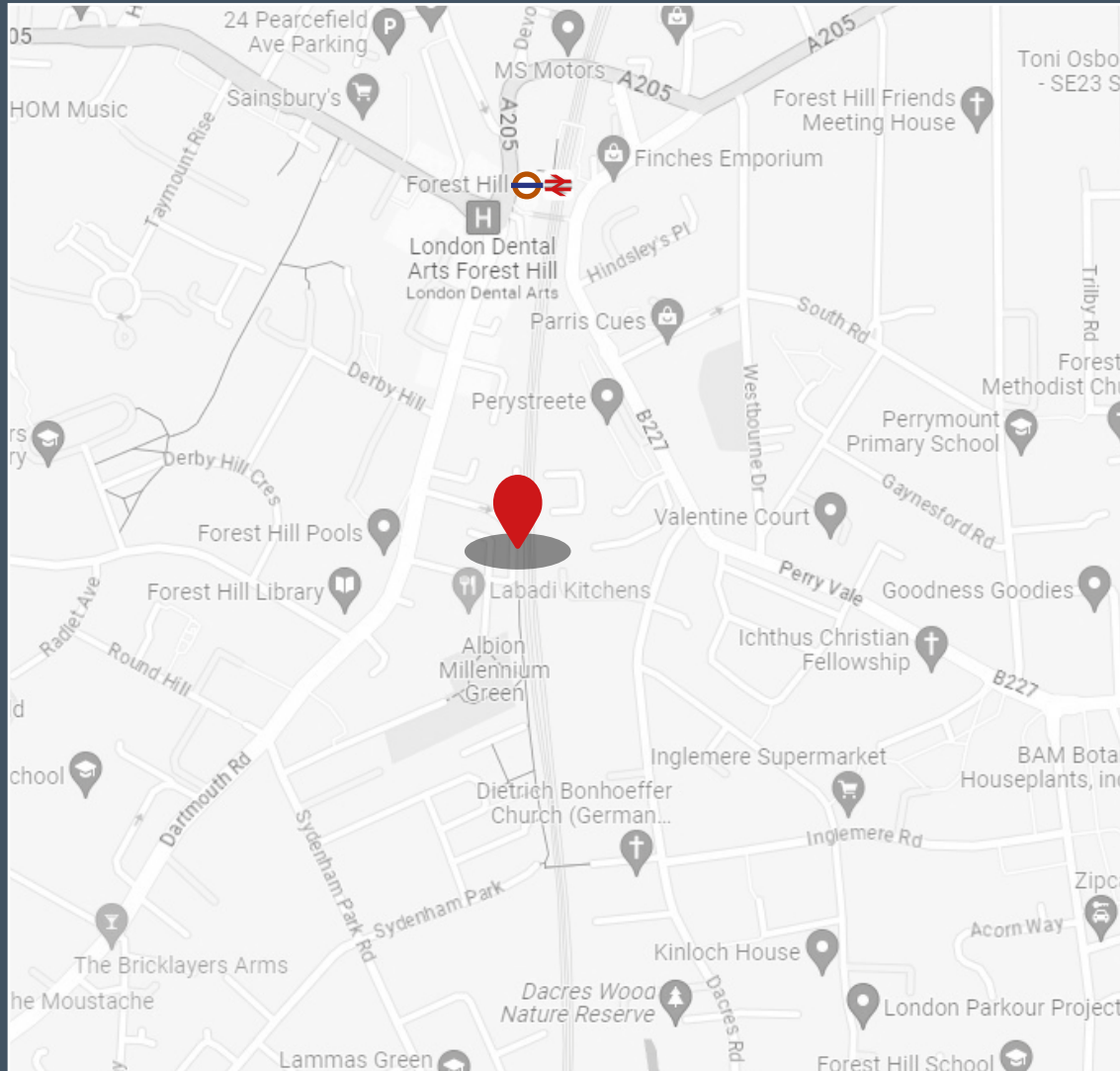
Clyde Terrace is a modern mixed-use development built in the heart of Forest Hill. Unit 20 Clyde Terrace is a corner unit comprising ground floor with a mezzanine level. The ground floor measures 1,193 sqft with layout comprising of main open-plan office area, 1 x internal office/meeting room, W/C and kitchenette. An open staircase then leads up to the mezzanine level that is full open plan and measures 419 sqft.

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.



Scan the QR code to view the virtual tour or click [HERE!](#)





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.



[The Property](#)

[Location](#)

[Terms](#)

Terms

OIRO £385,000 + VAT

Offers in the region of £385,000 are sought for the vacant virtual freehold interest.

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

According to the summary valuation effective 1st April 2023, the properties rateable value is £20,250. We therefore understand rates payable to be in the region of £10,125 for the period 2023/2024, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Further Information

Copies of the following documents are available upon request:

- Additional photography
- EPC
- Planning approvals
- Virtual tour

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



Daniel Dennis

Tel: 020 8315 5454

Email: commercial@acorngroup.co.uk



Are you registered to receive our latest instructions and opportunities?

Scan the QR code to register

Bromley Office

9 St Mark's Road,
Bromley,
Kent BR2 9HG

020 8315 5454

London Office

120 Bermondsey Street,
London Bridge,
London SE1 3TX

020 7089 6555

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

[The Property](#)

[Location](#)

[Terms](#)