



33 Dartmouth Place, Forest Hill, SE23 3AU

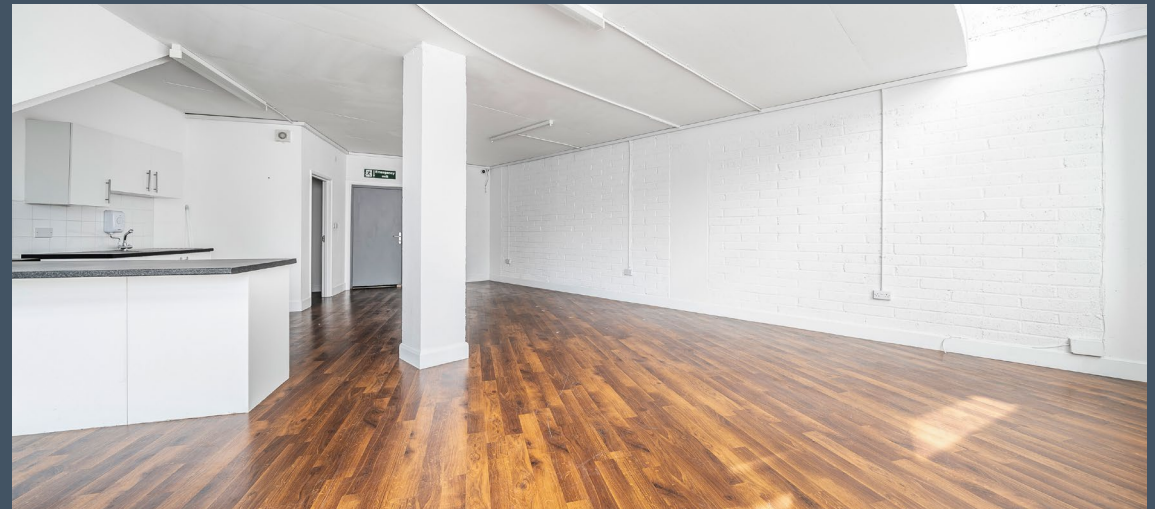
E USE | COMMERCIAL | SPLIT
CLASS | UNIT FOR SALE | LEVEL



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Summary

- Split level commercial unit for sale
- Benefits from flexible 'E' use class
- Unit measures 1,140sqft
- Located 0.3 miles from Forest Hill Station
- To be sold with vacant possession
- 989 years virtual freehold
- Guide price £295,000 + VAT VF/H



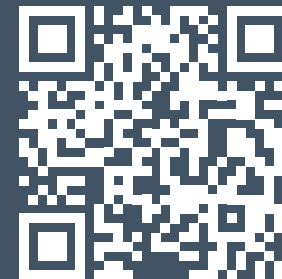


Description

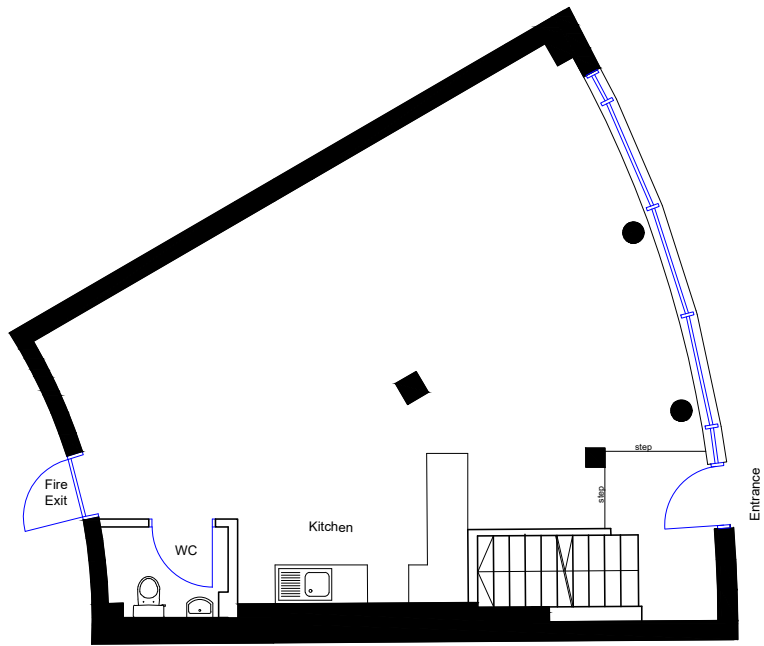
Dartmouth Place is a modern mixed-use development built in the heart of Forest Hill.

Unit 33 is a central parade unit comprising of a ground floor with a mezzanine level. The ground floor measures 645 sqft with an open-plan commercial area, W/C and kitchen. An open staircase leads up to the mezzanine level that is also open-plan with a storage room and measures 495 sqft.

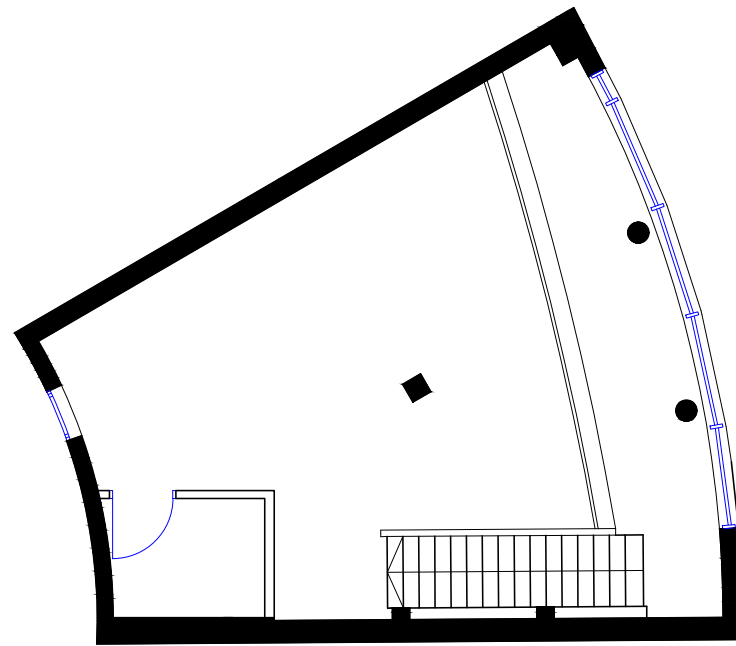
The existing class E unit does have a freeholder prohibited use for E(a), display or retail sale of goods, other than hot food, E(b) - sale of food and drink for consumption (mostly) on the premises and E(f) creche, day nursery or day centre. The unit would suit an owner-operator or investor alike.



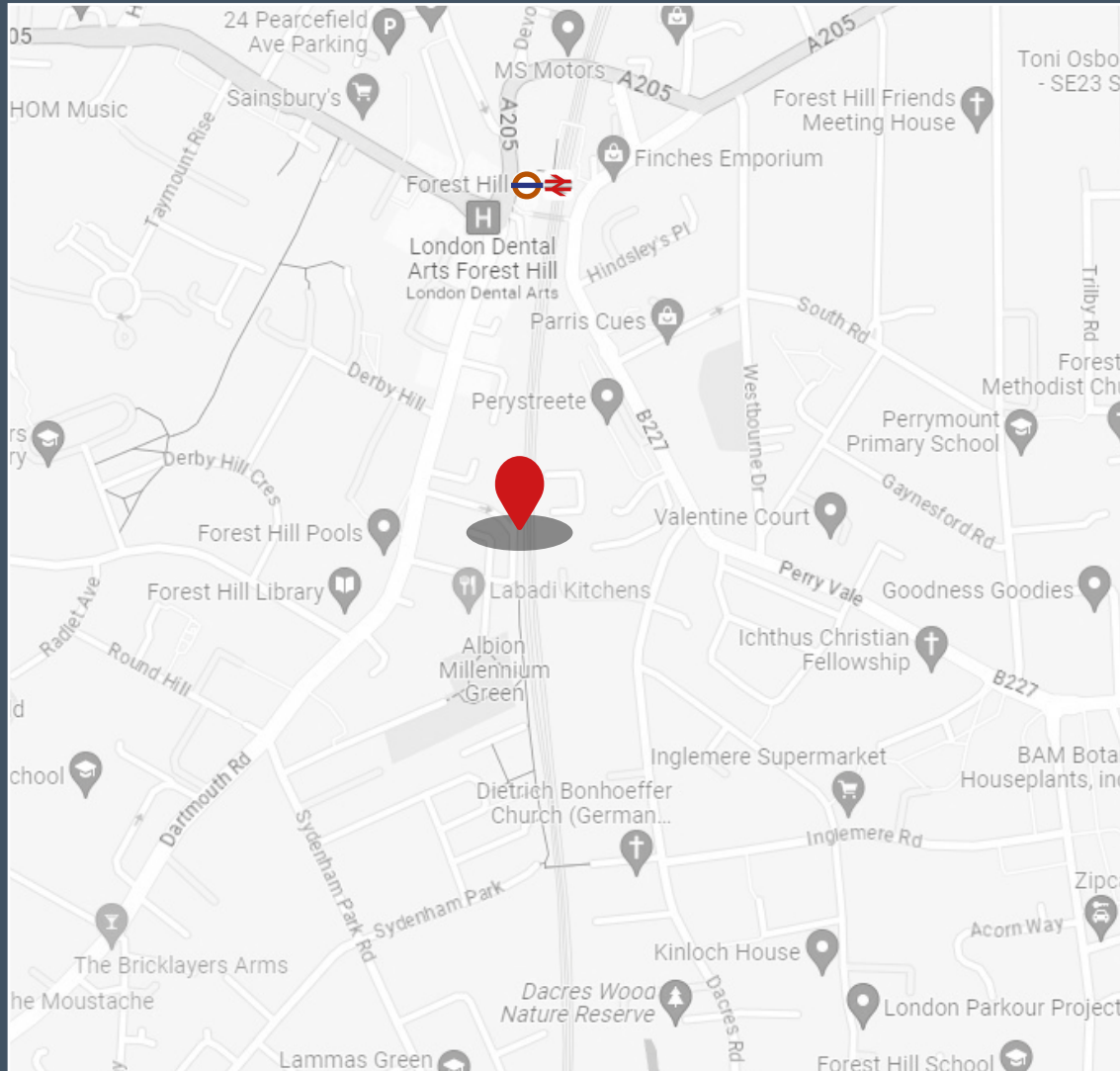
Scan the QR code to view the virtual tour or click [HERE!](#)



Ground Level

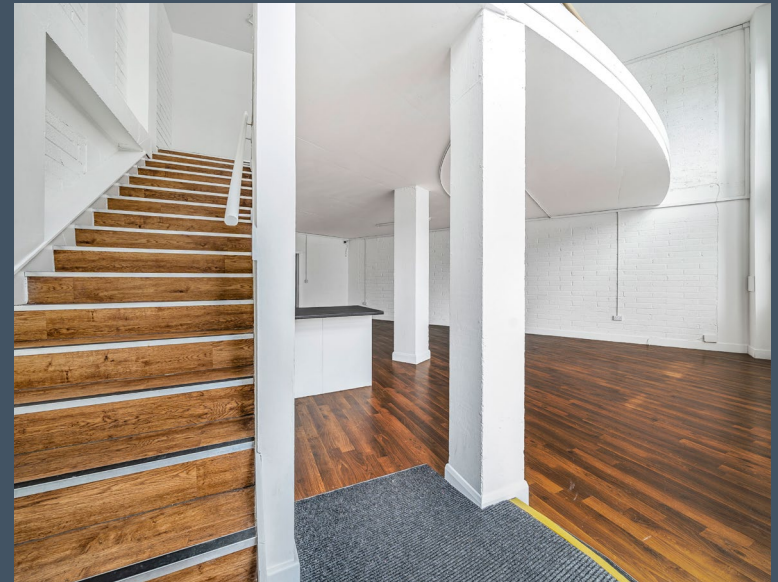


First Level



Location

Dartmouth Place 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 the same parade that include a fitness studio, fashion design house, building design consultancy and media studio.



[The Property](#)

[Location](#)

[Terms](#)

Terms

OIEO £295,000 + VAT

Offers in excess of £295,000 plus VAT 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 £15,000. We therefore understand rates payable to be in the region of £7,500 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.



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