



52 Ladywell Road, London SE13 7UZ

UNBROKEN | MIXED-USE | DEVELOPMENT
FREEHOLD | INVESTMENT | POTENTIAL (STPP)



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Summary

- Mixed-use unbroken freehold building.
- Located adjacent to Ladywell Train Station.
- Arranged as a commercial unit over ground floor, and a large self-contained flat across the upper floors.
- Both commercial unit and flat are separately let, currently producing £40,200 PA in total (although this will shortly increase).
- The flat benefits from lapsed planning consent to extend/convert into two self-contained flats.
- OIEO: £650,000 F/H.



Kitchen in flat



Dining room in flat



Description

The building is arranged as a commercial unit over ground floor, and a self-contained residential flat across the upper parts (first & second floors).

Commercial Unit

The ground floor commercial unit measures circa 800 sqft and comprises Sui Generis use class. The unit is let to a private individual operating a hot food takeaway business (t/a "The Posh Fish Shop - Ladywell"). The lease commenced in 2016 for a term of 20 years (thus having approximately 12 years un-expired). The passing rent is £18,000 per annum, although there is an open market upward only rent review in September 2024, and the tenants understand there will be an increase. There are no break options included in the lease, and it is within the 1954 Landlord & Tenant Act. As for the unit itself, Business Rates are not payable, and the accommodation has recently been fully refurbished by the tenant (including a built-in commercial kitchen with extraction).

Flat

The flat is self-contained being accessed from the side of the building via a gated courtyard (which is included within the freehold title). Arranged over first and second floors, the unit measures circa 950 sqft, and is arranged to include: two bedrooms, a separate dining room & living room, a kitchen, and a bathroom. The property is currently let to private tenants on an Assured Shorthold Tenancy (AST). The passing rent is £1,850 PCM (£22,200 PA), and the tenancy agreement expired in June 2024 (therefore the tenants are 'holding over'). The accommodation is in reasonable condition throughout.



Development

The property benefits from lapsed planning consent to extend and convert the upper parts (ie. the existing flat) into two self-contained flats. This was to be facilitated by way of two storey extension to the rear and three storey in-fill extension to the side. The application was granted in October 2004 and was not implemented, subsequently lapsing in October 2007. The application's reference number is '03/054690/X'.

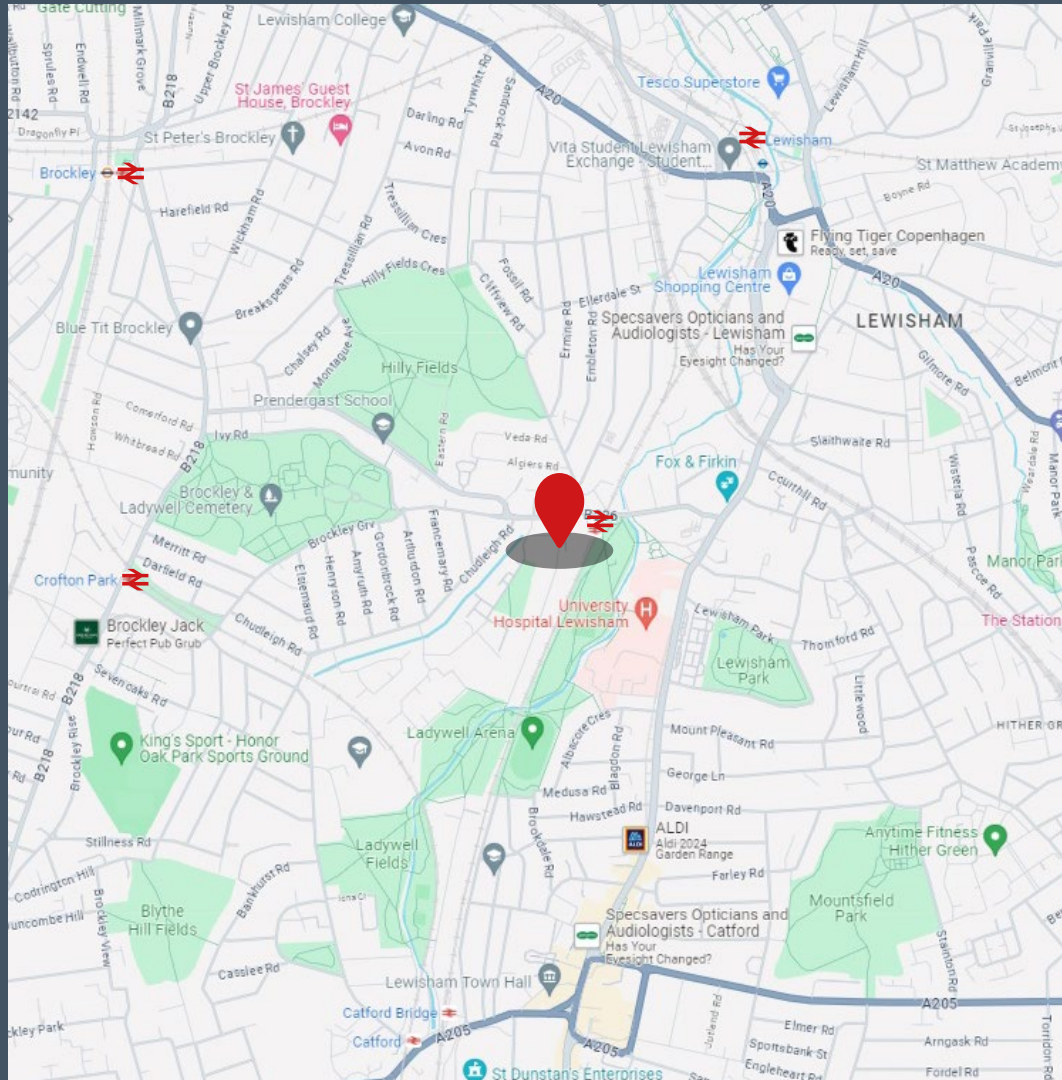
It is thought that a similar scheme would be policy compliant, particularly given the upper parts of 50 Ladywell Road are arranged as two self-contained flats (50 Ladywell Road is the neighbouring property of the same size).

The property is located in The London Borough of Lewisham, is not listed, and sits on the border of the 'Ladywell' Conservation Area.

The Property

Location

Terms



Location

The property is located in the heart of Ladywell, adjacent to the Train Station, fronting the Ladywell Road, and a 3 minute walk from Ladywell Fields.

Ladywell is regarded as an affluent village within Lewisham, located between Brockley and Crofton Park. Multiple top schools are within walking distance, and the Ladywell Road boasts a variety of both national and independent businesses and therefore benefits from extremely strong levels of passing footfall and vehicular traffic.

<p>London Bridge</p> <p>🚶</p> <p>9 mins</p>	<p>London Charing Cross</p> <p>🚶</p> <p>23 mins</p>	<p>Waterloo East</p> <p>🚶</p> <p>19 mins</p>
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In terms of public transport, Ladywell Station is in travelcard zone 3 and provides connectivity to the Southeastern Line, enabling direct access to London Bridge in 9 minutes and further afield with ease. Numerous busses also serve the immediate vicinity.

Terms

OIEO £650,000

Offers in excess of £650,000 are invited for the freehold property, which is to be sold subject to the existing commercial lease and residential AST.

The property is not opted to tax and as such VAT is not applicable.



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Further Information

Copies of the following documents are available upon request:

- Commercial lease
- Residential AST
- EPC's

Bromley Office

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

020 8315 5454

London Office

120 Bermondsey Street,
London Bridge,
London SE1 3TX

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The Property

Location

Terms