




# 16-18 Clyde Terrace, Forest Hill, London SE23 3BA

VACANT MIXED-USE | COMMERCIAL UNIT  
PROPERTY FOR SALE | & 2 BEDROOM FLAT



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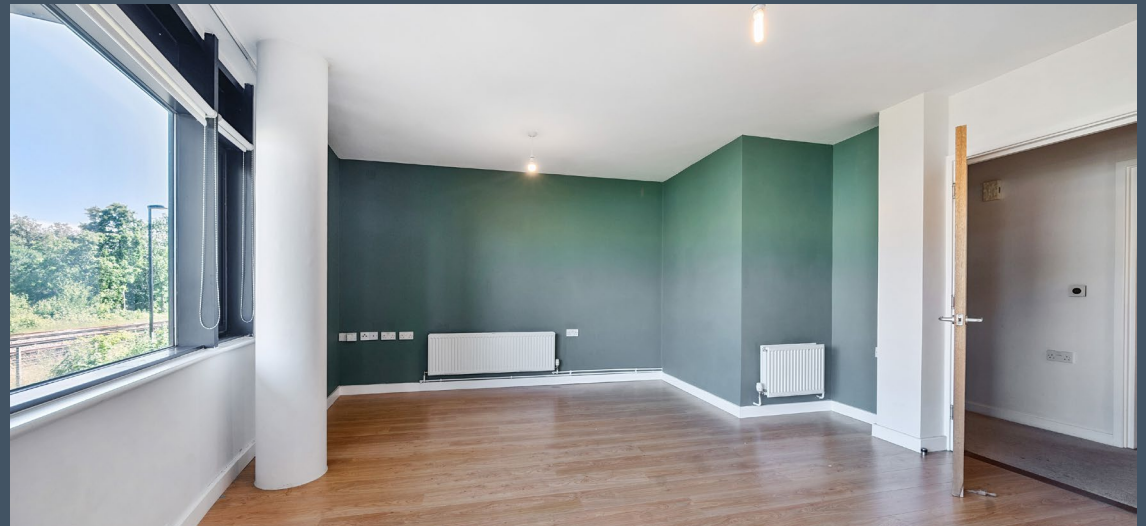


# Summary

- Commercial unit and 2 bedroom flat for sale
- Located on the heart of Forest Hill
- Suitable for owner-occupiers/ investors
- Commercial unit benefits from E use class
- Full vacant possession
- OIEO £450,000 V/FH



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





## Description

An opportunity to purchase a mixed-use property in Forest Hill, in the London Borough of Lewisham. The property includes a ground floor commercial unit measuring c. 710sqft and a self-contained first floor 2 bedroom flat measuring c. 723sqft. The property is offered with full immediate vacant possession and is presented in good condition available for immediate occupation.

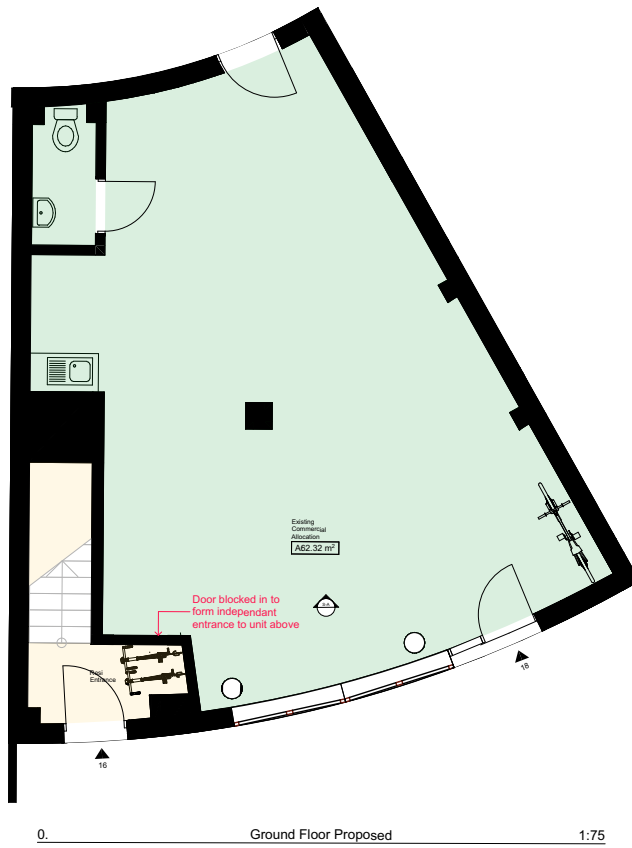
Opportunities to purchase mixed-use properties in SE23 are not readily available, and for investors we anticipate the ERV to be in the region of £36,200pa which represents a 8% gross yield.

Type	Floor	Size (sqm)	Size (sqft)	ERV (pa)
Commercial unit	Ground	65.9	710	£14,000
2 bedroom flat	First	67.1	723	£22,200
Total		133	1,433	£36,200

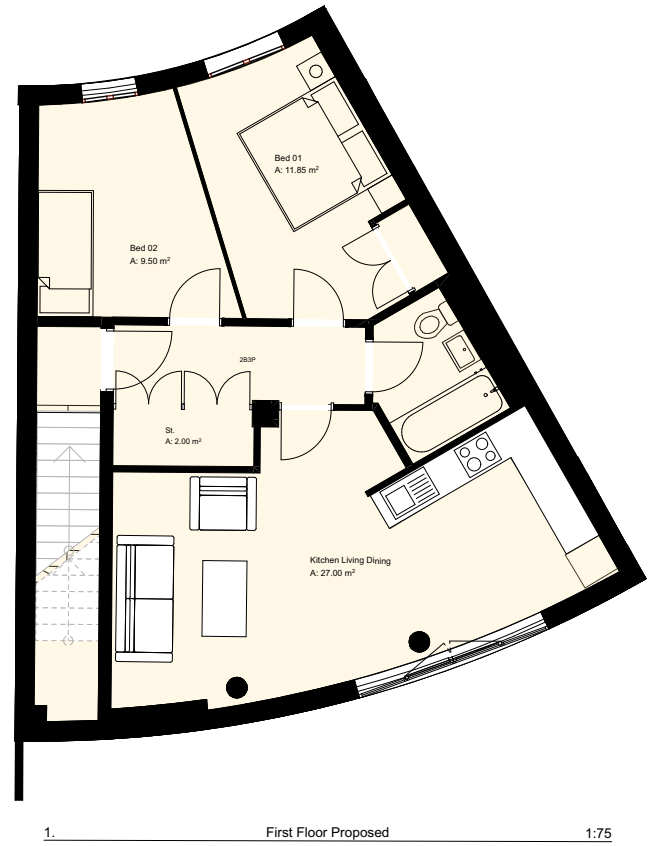
## Planning

Planning permission was obtained from Lewisham Council in May 2024 for 'Change of use from live/work unit (Sui Generis) into one dwellinghouse (Class C3) and one commercial unit (Class E) at 16 Clyde Terrace SE23'.

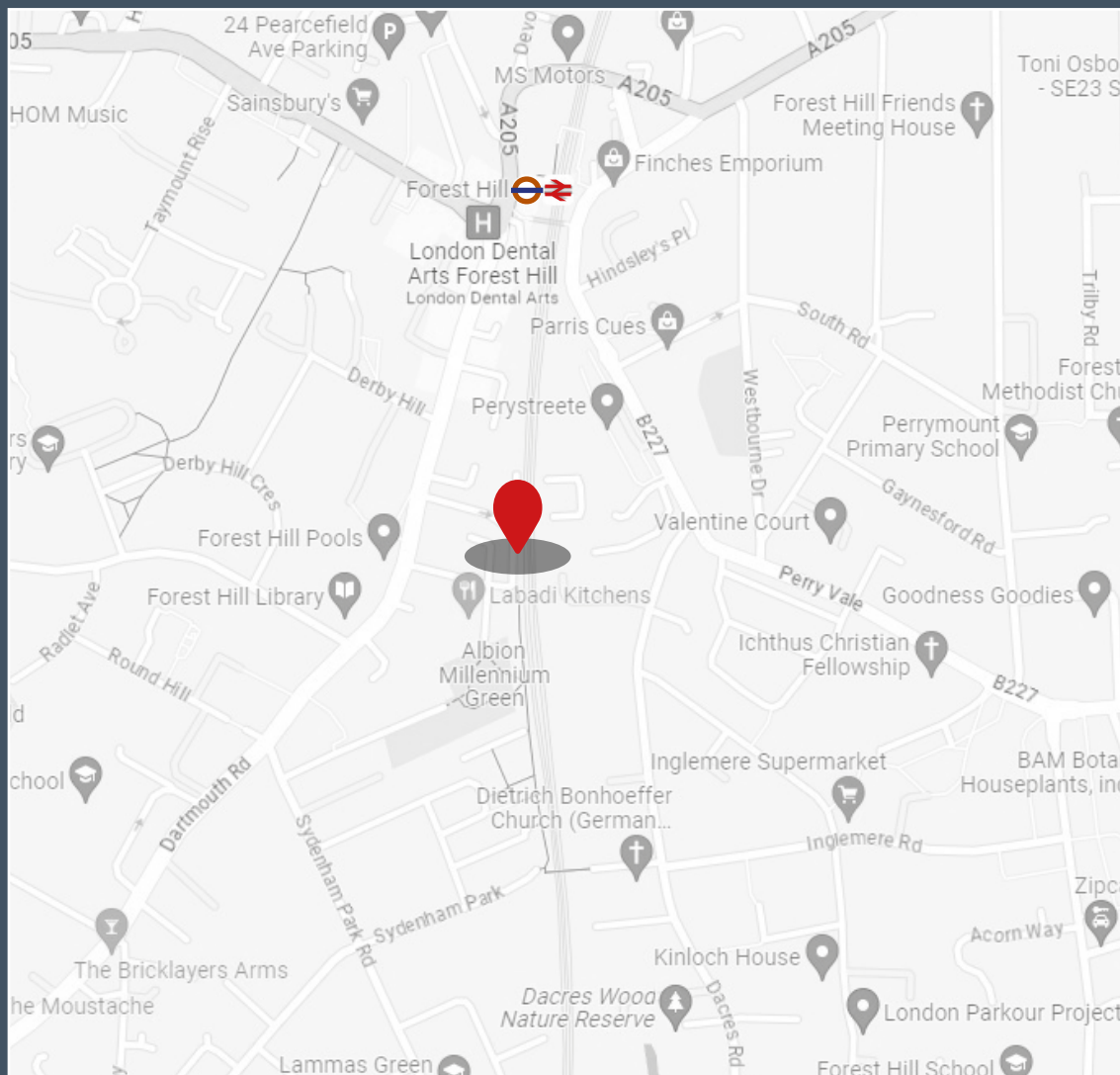
# Ground Floor



# First Floor







## 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 the same parade that include a recording studio, architects practice, pilates studio, music event management firm and an interior design company.



[The Property](#)

[Location](#)

[Terms](#)

# Terms

Offers in excess of £450,000 are sought for the vacant leasehold interest that has 989 years remaining. VAT is applicable on the purchase price.

# Business Rates

According to the summary valuation effective 1st April 2023, the ground floor commercial unit rateable value is £9,700. We therefore understand rates payable to be in the region of £4,850 for the period 2023/2024, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

# EPC

The EPC Rating for the ground floor commercial unit is C.  
The EPC Rating for the first floor flat is B.

# Further Information

Floor plans, a copy of the EPC, planning permission notice and video tour link are all available on request.

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



Daniel Dennis

Tel: 020 8315 5454

Email: [commercial@acorngroup.co.uk](mailto:commercial@acorngroup.co.uk)



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9 St Mark's Road,  
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020 7089 6555

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