



7.2% Yield

- Ground floor unit in modern development
- Long leasehold (989 years unexpired)
- Approx. 614sqft (57.0sqm)
- New 10 year IRI lease to established Architects
- 0.3 miles to Forest Hill Station
- Passing rent £10,380 + VAT pa
- OIRO £145,000 + VAT L/H

Description

A smart, ground floor commercial unit in a modern mixed-use development in Forest Hill. Extending to approx. 614sqft (57.0sqm), the subject property was recently let on a full 10 year IRI lease to an established architect, David Joseph Consulting, for office use (please see www.djc.london for further information). The unit was recently refurbished and is in good decorative order.

Location

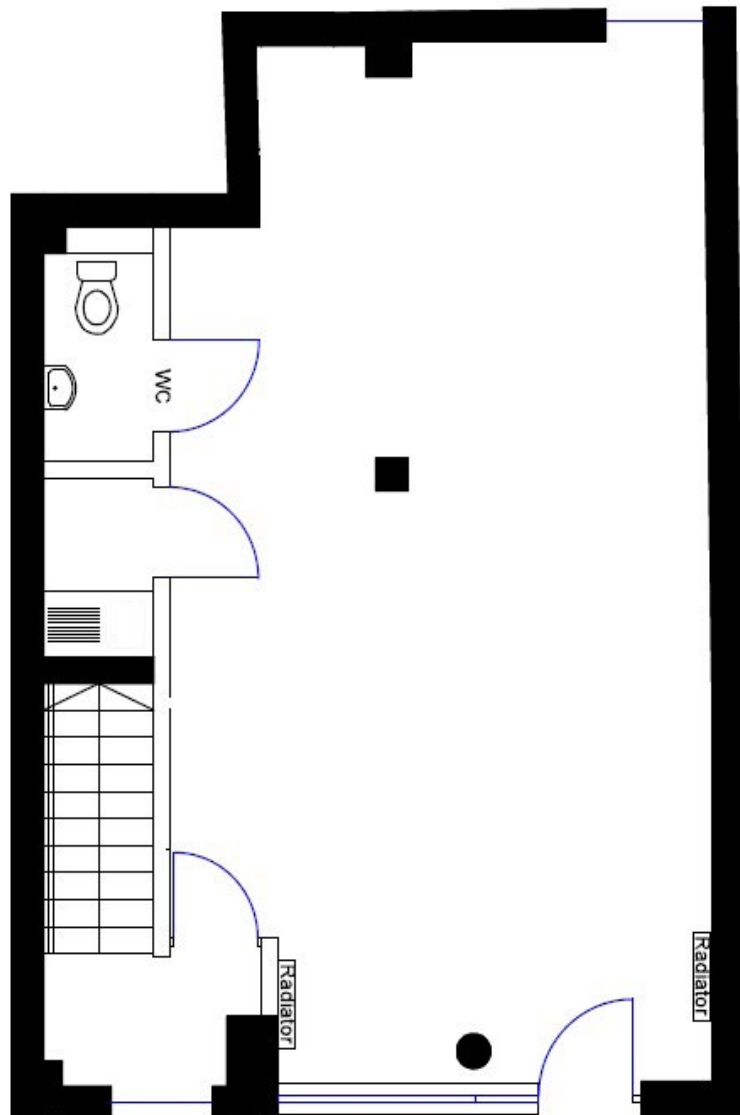
Clyde Terrace is a quiet side street running parallel to the A2216 Dartmouth Road in Forest Hill within the London Borough of Lewisham. Forest Hill mainline train station is within walking distance being just 0.3 miles away with regular direct services to London Bridge (17 mins) and London Victoria (42 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.

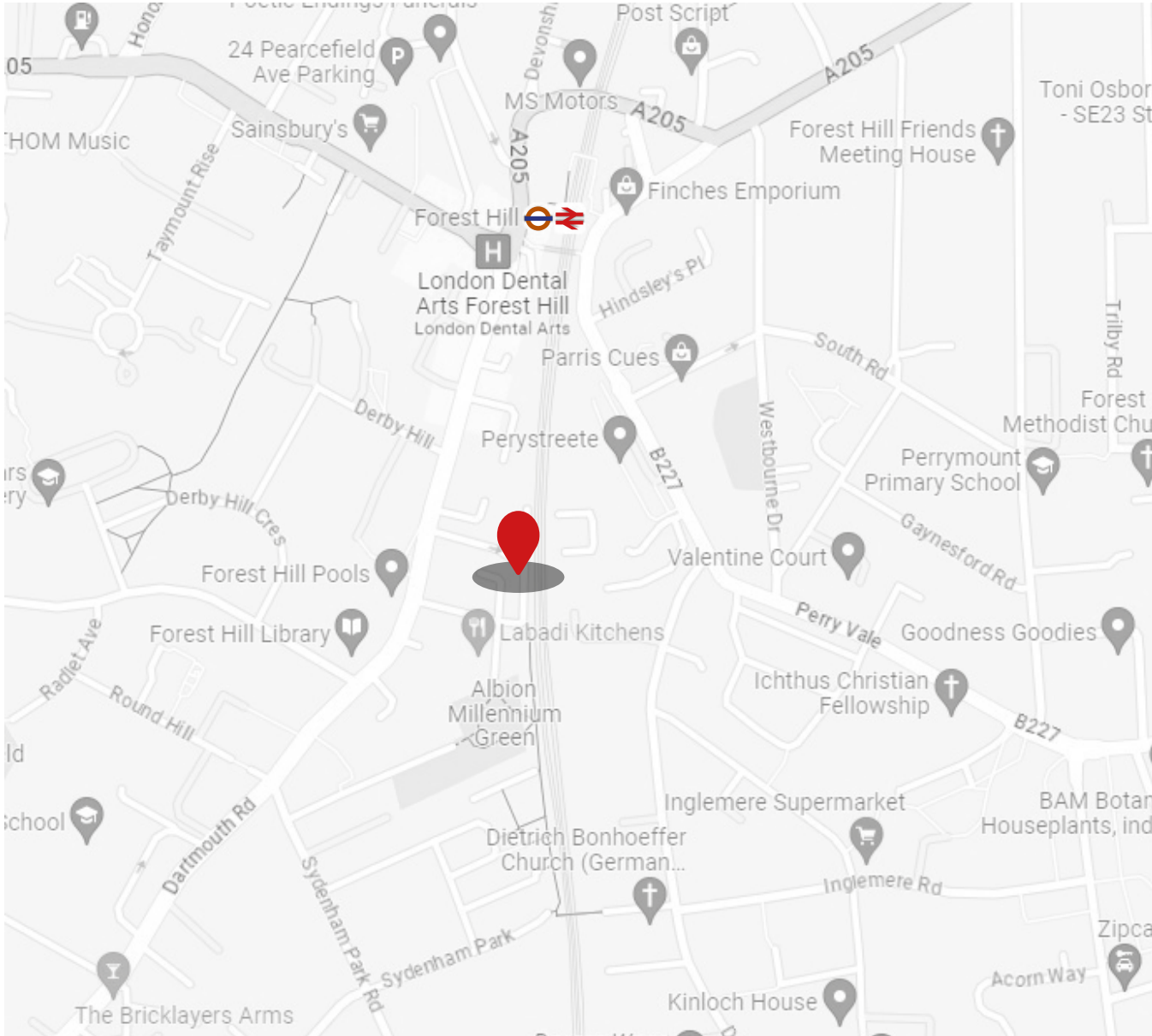
Unit 26 Clyde Terrace, Forest Hill, London SE23 3BA

Commercial investment for sale



Floorplan





Terms

Guiding £145,000 + VAT for a 989 year leasehold that benefits from the existing 10 year IRI under lease to the tenant that commenced in 2024 that has a rent review/break option in 2029.

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

Service Charge

There is an annual service charge of approximately £1,000 payable by the tenant.

EPC

The unit sits within Band C. A copy is available upon request.

Further Information

Copies of the floorplans, additional internal photographs, EPC and planning approvals are available on request.

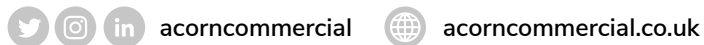
Viewings

Viewings are available strictly by prior appointment with Acorn's Commercial & Development Division.



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