

Freehold Investment Sale



55-59 Honor Oak Park, London, SE23 1EA

Description

An opportunity for investors to acquire a freehold property, that once fully let, will generate a **gross yield of c. 5.8%**.

The property is arranged over ground, first and second floors. The ground floor commercial is occupied by Sainsbury and there are two flats sold on long leases, two flats vacant and two currently let on AST's. The two vacant and two let flats have been recently refurbished to a high standard. All flats have terrace areas included.

Location

Situated a 1 minute walk from Honor Oak Park Overground station with access to London Bridge in 17 minutes.

Accommodation

1 x 2 Bed Split Level Maisonette
1 x 2 Bed
2 x 1 Bed (1 x Study)
2 x Flats (Sold – Long Leases)
Commercial Unit (Sold – 999 Year Lease)

Method of Sale

The property is being offered for sale via Informal Tender.

VAT

We understand that the property is not elected for VAT

Tenure

The property is available by way of a freehold sale.

Price – Offers in excess of £1,500,000



New Homes



Land
Agency



Commercial
Agency



Chartered
Surveyors

All Enquiries:

Jack Tucker
Land Consultant
Jack@pedderproperty.com
020 8702 9999

Unit	NIA (Sqm)	NIA (Sqft)	Status	Ground Rent	Rental Value	Lease Term Remaining
GF Commercial	315	3,390	Sold (Long Leasehold)	Peppercorn	0	992 years
55A	41.5	447	Sold (Long Leasehold)	£250	0	123 years
55B	86.4	930	Sold (Long Leasehold)	£250	0	123 years
57A	50.2	540	Let	0	£1,650 pcm	92 years
57B	87.3	940	Vacant	0	£2,250 pcm*	110 years
59A	61	657	Vacant	0	£2,000 pcm*	111 years
59B	43	463	Let	0	£1,350 pcm	111 years
*Estimated Rent						


Misrepresentation Act

Pedder Commercial provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or a contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Pedder.



New Homes


 Land
Agency

 Commercial
Agency

 Chartered
Surveyors

All Enquiries:

 Jack Tucker
 Land Consultant
Jack@pedderproperty.com
 020 8702 9999