

## 3 Bedroom Freehold Mix Use for Sale - Guide Price £550,000

Rowan Road, Streatham, SW16 5JF



### KEY FEATURES:

- FREEHOLD MIXED-USE INVESTMENT
- TWO GROUND FLOOR COMMERCIAL UNITS
- UPPER PARTS ARRANGED AS 3 ROOMS
- VACANT UPPER PARTS
- POTENTIAL TO CREATE SPLIT-LEVEL 3 BED
- LOFT CONVERSION POTENTIAL STPP
- IDEAL FOR INVESTORS & DEVELOPERS
- REAR ACCESS VIA MEOPHAM ROAD

## Description

An excellent opportunity to acquire a freehold mixed-use investment in a well-connected South West London location, comprising two ground floor commercial units and vacant upper parts with significant value-add and development potential.

The upper residential accommodation, currently arranged as three separate rooms with shared kitchen and bathroom facilities including one ensuite room, will be vacant by the end of May 2026. The property is currently producing approximately £40,600 per annum including the commercial units, offering immediate income together with future asset management potential.

Commercial Tenancy Schedule:

Barber Shop - Currently producing £10,000 per annum - Lease expiring May 2030 - Rent review May 2028

Beauty/Nail Premises - Currently producing £7,000 per annum - Lease expiring June 2028

Gross Yield = 7.38%

The upper parts offer scope for reconfiguration into a substantial split-level three-bedroom maisonette, together with potential loft conversion subject to the necessary consents.

Further benefits include rear access via Meopham Road, which may offer potential to create off-street parking for the upper residential accommodation, subject to the necessary consents. The property also benefits from separate access to the upper parts and strong potential for future rental and capital value enhancement, making this an attractive opportunity for investors, developers, and mixed-use owner-occupiers alike.

## Location

Rowan Road is in a desirable residential area of Streatham Vale, offering excellent transport links and convenient access to local amenities. The property is approximately 0.5 miles (a 10-minute walk) from Mitcham Eastfields Station, which is served by Southern rail services, providing connections to London Victoria (Northbound) and Dorking/ Horsham (Southbound) and other destinations. Streatham Common Station is also nearby, around 0.7 mile away (a 15-minute walk), offering additional rail options.

The area is well-served by bus routes, including the 60, 118, 133, 201, 249, and 255 providing easy access to Tooting, Croydon, Brixton and Central London.





## Floorplan(s)

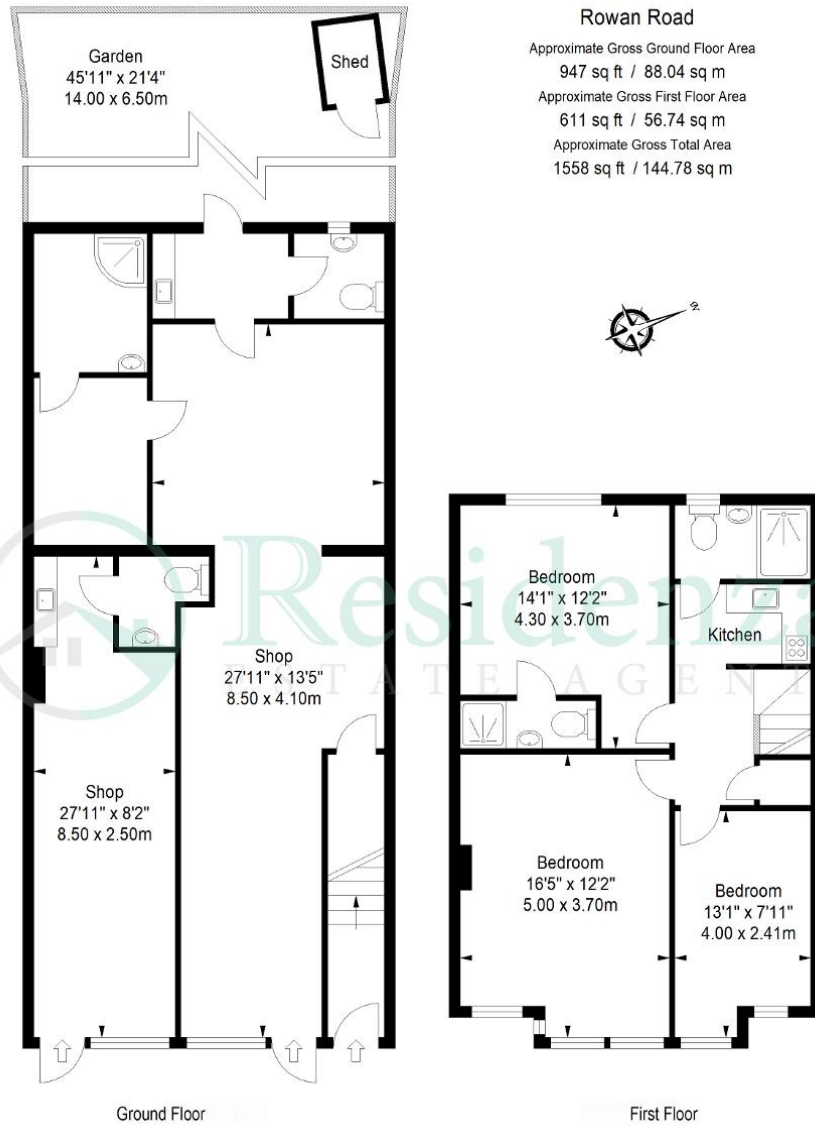


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		