



22 Sydenham Road, London SE26 5QW

**FOR
SALE**

Price:
£150,000

Tenure:
Freehold

GIY:
6.40% Blended

Description

22 Sydenham Road comprises a 3 storey mixed use building in a prominent location on Sydenham high street.

The ground floor comprises a 174 sqft retail unit (E Use Class), currently let to Bottle Cave for 25 years from 2018.

A passing rent of £9,000, the next rent review is upwards only, open market in January 2023.

The upper parts comprise 3 residential apartments let on long leases until 2128. Each apartment has a passing ground rent of £200 per annum subject to fixed increases every 25 years to £350, £450, £550, and £650 for the rest of the term.

Leases available on request.

Sale subject to Section 5 Notices.

Commercial Accommodation

Tenant	Use Class	EPC		
Zulfiqar Anwar trading as "Bottle Cave"	E	B		
Repairs	Lease Start	Lease End	Rent Review	Break Clause
FRI	Jan 2018	Jan 2043	5 years	None
Floor	Sq M	Sq FT	Rent Passing	ERV (PAX)
Ground:	16.20	174	£9,000 Per Annum Exclusive	£9,000

Residential Accommodation

Address	Description	Type	Start	End	Rent (pa)	Review
22A	1 Bed	Ground Rent	Jan 2006	2128	£200	Rising every
22B	2 Bed +Study	Ground Rent	Jan 2003	2128	£200	25 years up to
22C	2 Bed	Ground Rent	Jan 2006	2128	£200	£650.
					Total:	£600

Management / Insurance

TBC / TBC

Location

The property is situated on the South side of Sydenham Road in Sydenham, South East London.

Neighbours include mostly local retailers and services. The setting within a dense residential area ensures the high street is busy during the day and at weekends.

Sydenham Station is a 1 minute walk away connecting you to the Overground Line and National Rail services.

The area is serviced well by bus routes along the high street.

