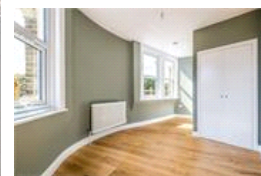
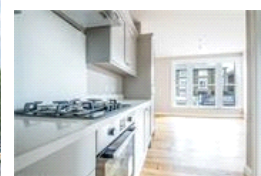
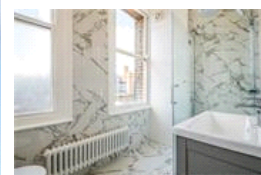
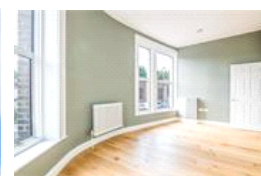


Perry Vale , SE23 (2 bedroom )

£900,000



## property description

A fantastic investment opportunity to purchase this freehold property containing two one bedroom flats and a commercial ground floor shop with a rear office space. All parts are currently let with tenants paying good rents. The property is prominently situated on the corner of Perry Vale and Waldram Place and benefits from excellent transport links. The property is situated close to Forest Hill Station (0.1 miles) which provides regular services to East Croydon and London. Description/Accommodation The commercial element comprises a ground floor retail unit and self contained office. The residential element comprises 2 x 1 bedroom flats accessed with their own entrance from Waldram Place. Internal Area Net internal areas as follows: Ground Floor Retail 48.46 sq m 515 sq ft Rear Office 26.48 sq m 285 sq ft Basement storage\* 28.83 sq m 310 sq ft Tenancies Commercial Ground Floor Retail; The Retail unit is let an effective full repairing and insuring lease for a term of 10 years from 22nd February 2021 at a current rent of £16,500 pa, subject to a rent review at at th...

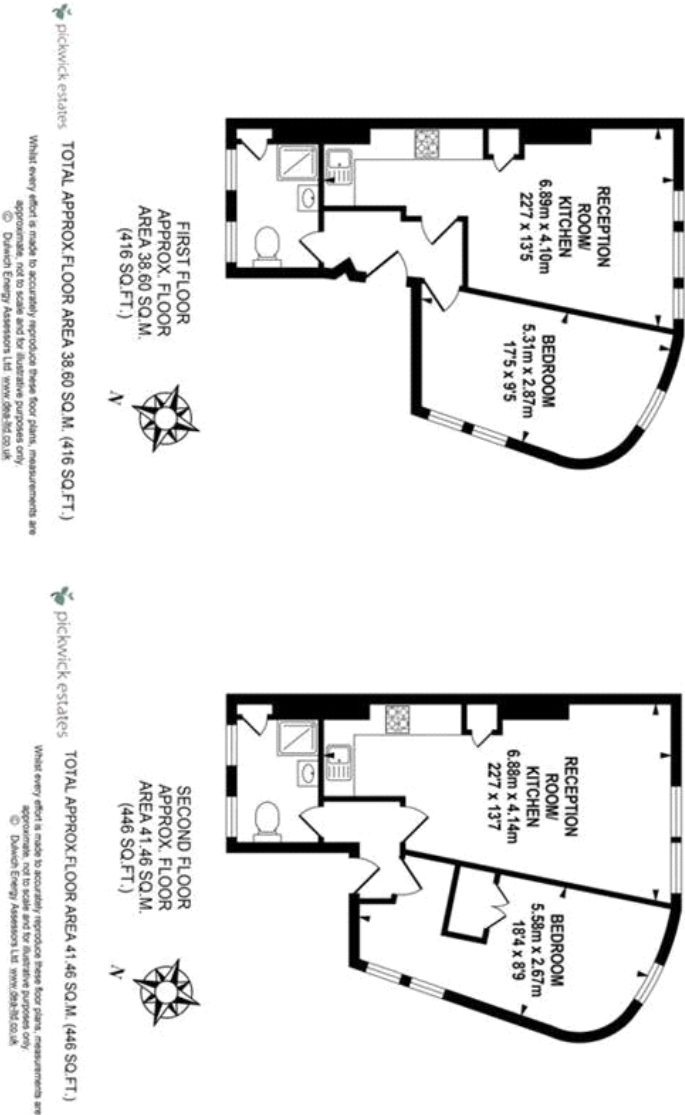
## property features

- Commercial freehold development sold with tenants in situ
- One bedroom flat let for £1350 pcm
- One bedroom flat let for £1500 pcm
- Great location close to Forest Hill stat...
- Commercial ground floor shop rented for £16,500 pa
- Ground floor office space let for £8,500 pcm
- All properties have been recently refurbished to a good standard

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