

FIELD & SONS

COMMERCIAL

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TWO RETAIL LONG LEASEHOLD INVESTMENTS AND ONE FREEHOLD RETAIL AND RESIDENTIAL UPPERS FOR SALE



60, 62 & 64 BROCKLEY RISE, LONDON, SE23 1LN

LOCATION

The properties are prominently located in a retail and residential parade on Brockley Rise within walking distance of Honor Oak Park Station (Mainline Rail & Overground).

DESCRIPTION

Comprises a small parade of two long leasehold retail investments (no's 60 & 62 on new 999 year long leaseholds) and one freehold retail and residential investment (no 64).

60, 62 & 64 BROCKLEY RISE

FLOOR & SITE AREAS

The approximate Floor areas of the premises are :

60 Brockley Rise

Ground Floor Retail = 1,083 sq ft (100.62 sqm)

62 Brockley Rise

Ground Floor Retail = 475 sq ft (44.11 sqm)

64 Brockley Rise

Ground Floor Retail = 436 sq ft (40.50 sqm)

1st & 2nd Floor Residential = 980 sq ft (91.05 sqm)

Total = 1,416 sq ft (131.55 sqm)

TENURE

The property is currently producing a total income of £56,000 per annum as follows:

DEMISE	TENANT	TERM	RENTS (Exclusive)	BREAK OPTIONS	RENT REVIEW	LANDLORD &TENANT ACT 1954
Ground Floor Retail 60 Brockley Rise	Thayanithy Alagusiththiram	12 years from April 2016	£19,200 PA	N/A	12/04/2024	Inside Act
Ground Floor Retail 62 Brockley Rise	BR LC Services Limited	12 years from September 2020	£15,000 PA	N/A	September 2024 & 2028.	Outside Act
Ground Floor Café 64 Brockley Rise	Hasan Bezgindag	12 years from October 2010 Holding Over	£15,000 PA	N/A	4 yearly on the anniversary of the lease.	Outside Act
First & Second Floor Residential Flat 64 Brockley Rise	Let as AST's to various Residential Tenants.	Rolling AST's	£35,400 PA	N/A	N/A	N/A

TERMS

The Long Leaseholds and Freehold are offered for sale by way of a single purchase, subject to the existing tenancies.

PRICE

Offers invited in the region of £980,000; reflecting a gross initial yield of 5.71%.

FURTHER DETAILS

For further details please contact :

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