

102-108 Kirkdale Sydenham, London SE26 4BG

lot 68

**Freehold Retail Investment with
Significant Residential Development
Potential (subject to consents)**

- Retail let to 2029 (no breaks)
- Includes large car park

- Application for 2 bedroom house with car parking submitted
- Affluent and busy South London suburb

**Rent
£40,000
per annum
exclusive**



Location

Miles: 6 miles south-east of Central London
1.7 miles south-east of Dulwich Village
Roads: A20, A203, A205 (South Circular Road)
Rail: Forest Hill Railway Station (17 mins to London Bridge),
Sydenham Railway Station
Air: London City Airport, London Heathrow Airport,
London Gatwick Airport

Situation

Sydenham is an affluent and busy South London suburb approximately 6 miles south of central London. Affluent Dulwich and Forest Hill are some 1 mile to the north and Crystal Palace is some 1 mile to the south. The property is situated on the west side of Kirkdale at its roundabout junction with Dartmouth Road. Neighbouring occupiers include Tesco Express and Coral.

Description

The property comprises a ground floor retail unit benefiting from a quadruple frontage with basement ancillary accommodation. The upper two floors comprise some 14 residential flats and the property further benefits from significant residential development potential to the rear of the property on part of the rear car park on Fransfield Grove (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

Planning permission has been submitted for the erection of a two bedroom house at the rear of the property under reference PPO508474. Further details are available in the solicitor's legal pack. The seller anticipates that consent will be granted.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	209.01 sq m	(2,249 sq ft)	INDIVIDUAL (t/a Costcutter) (1)	15 years from 03/07/2014	£40,000	13/07/2019 and five yearly
Basement	Ancillary	48.77 sq m	(525 sq ft)				
First and Second	14 residential flats			HEXAGON HOUSING ASSOCIATION LIMITED	999 years from 10/04/1992	Peppercorn	
Total Commercial Area		257.78 sq m	(2,774 sq ft)			£40,000	

(1) Costcutter has some 1,700 stores across the UK run by independent retailers. Costcutter is part of Costcutter Supermarkets Group, which is predominantly a franchise business with over 2,500 convenience stores, trading under Costcutter, Mace, Kwik-Save and Supershop throughout the UK and Republic of Ireland (www.costcutter.co.uk/about-us/).

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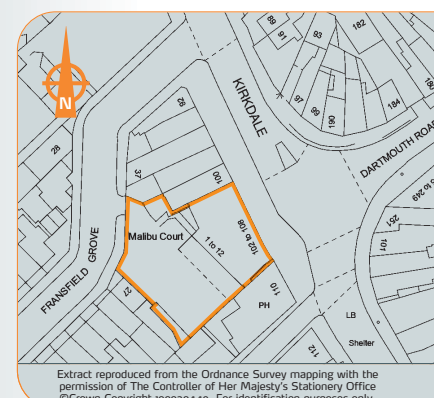
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Buyer's Legal Report Service

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