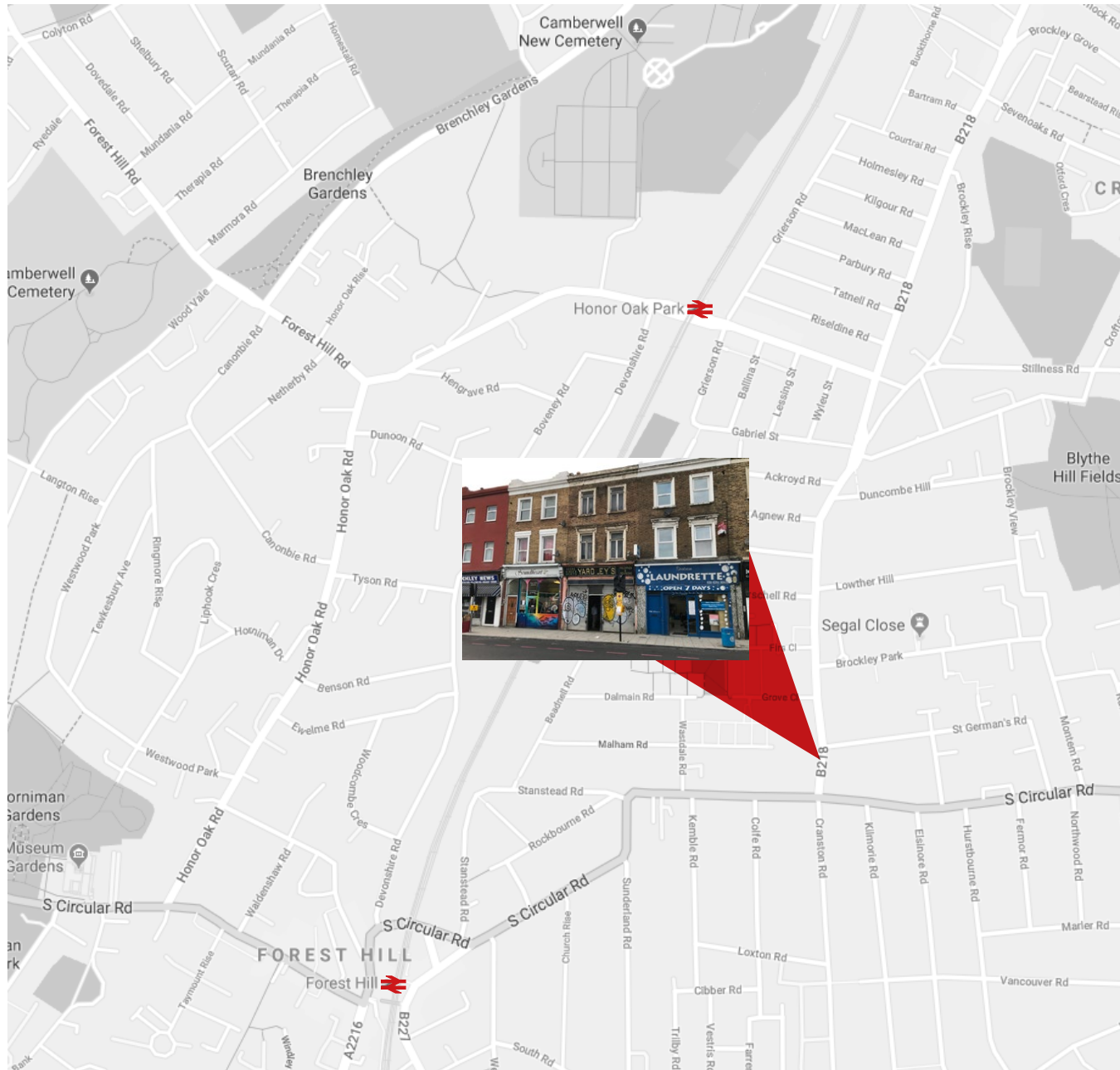




11 Brockley Rise, Forest Hill, London SE23 1JG

Mixed-use freehold for sale

[View more information...](#)



- Unbroken commercial mixed-use freehold
- Period terrace
- A1 use
- Busy local parade
- Requires modernisation
- Guide price - £450,000 F/H

DESCRIPTION

A rare opportunity to purchase an unbroken freehold commercial terrace positioned in a highly popular and sought after area of Forest Hill. The accommodation comprises a ground floor A1 retail shop, which leads to a rear lobby area, kitchen and rear hallway with access to a courtyard. The first floor comprises a bathroom, a separate WC, kitchen / breakfast room and lounge. The top floor comprises two double bedrooms and all accommodation requires complete refurbishment throughout. The rear yard leads to a service road which offers scope for a separate access to the residential uppers.

LOCATION

The property is positioned in a popular parade which benefits from an abundance of passing pedestrian and vehicular traffic. The B218 Brockley Rise is a main link between the South Circular and Brockley which boasts a number of local bus routes, as well as frequent services towards London, including the 171 which stops at Holborn Station. 30 minute parking bays allow for passing traffic to stop, whilst neighbouring roads offer free all day parking. Honor Oak Park Station is just 0.6 miles away and offers fast train services to London Bridge in approx. 15 minutes.

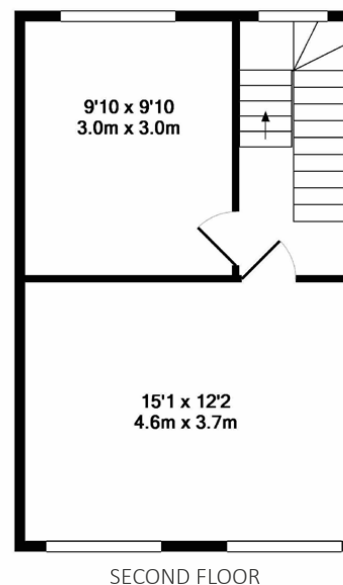
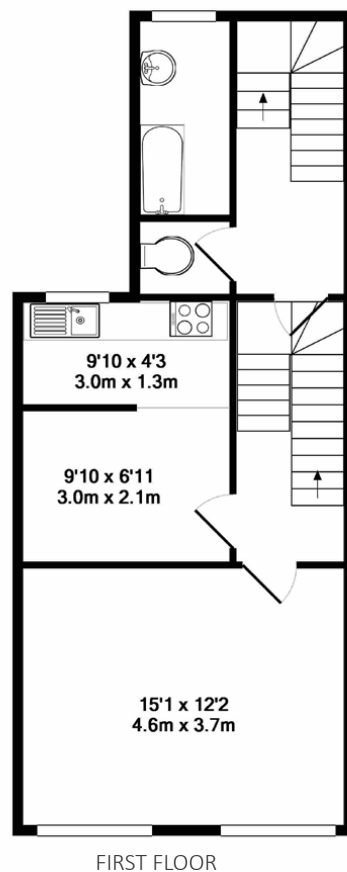
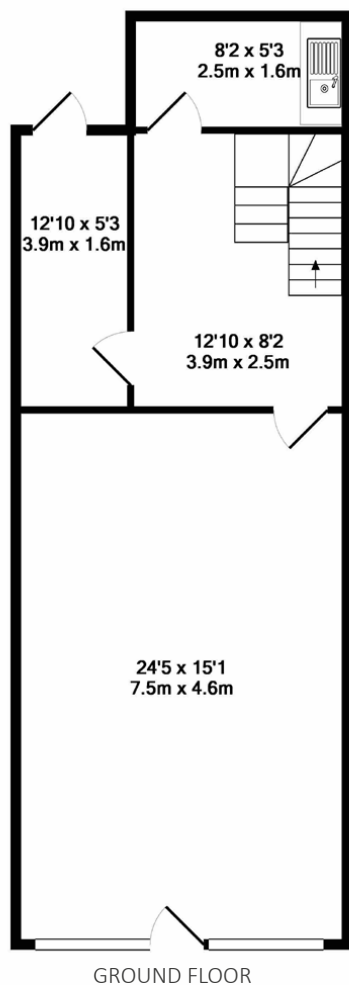


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**1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454**

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555



TERMS

Offers in excess of £450,000 are invited for the vacant freehold interest.

VAT

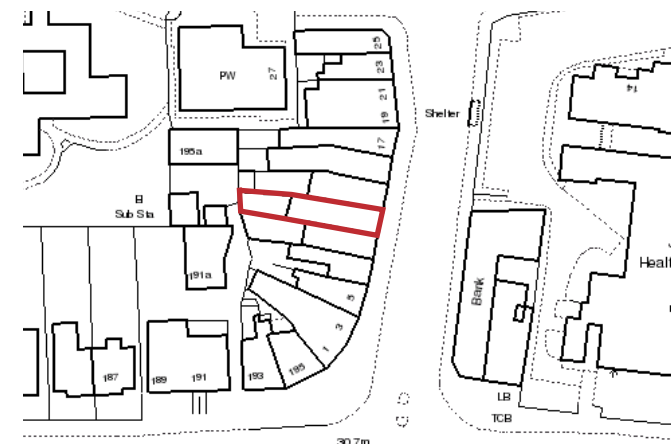
We understand that VAT is not applicable in this transaction.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Adam Hosking
020 8315 5454

[Meet the rest of the team...](#)

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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