



303-305 West Green Road & 1C Olive Grove, West Green, London N15 3PA

Mixed-use freehold development/investment opportunity

[View more information...](#)





ACCOMMODATION SCHEDULE

303-305 West Green Road

Unit	Description	Size (sqft)	Let	ERV	Value
1	Commercial unit (A1/A2)	710	£15,000 PA	£20,000 PA	£225,000
2	2 bedroom apartment	665	£1,100 PCM	£1,400 PCM	£325,000
3	1 bedroom apartment *	c. 450	n/a	n/a	n/a

* This apartment has been sold on a long lease.

1C Olive Grove

Unit	Description	Size (sqft)	Let	ERV	Value
4	2 bed apartment	803	Vacant	£1,600 PCM	£360,000
5	Studio apartment	410	Vacant	£900 PCM	£200,000
Total of all apartments					£1,110,000

- Mixed-use freehold comprising 4 flats and a commercial unit
- Arranged across two buildings
- West Green Road property comprising 2 apartments and an A1/A2 unit
- Olive Grove property comprising 2 newly converted, almost complete apartments
- Located in the centre of West Green Road's main retail parade
- OIEO £825,000 F/H

DESCRIPTION

An opportunity to acquire a freehold shop and upper parts fronting West Green Road, and a majority finished development of 2 newly built apartments fronting Olive Grove to the rear.

The West Green Road property comprises a ground floor A1/A2 unit measuring c. 695 sqft, which is fitted to a high specification and let to a property management company. The first floor comprises a 2 bedroom apartment let on a 3 year lease to the Local Authority, which expires in October 2018. There is a 1 bedroom apartment on the top floor sold on a 125 year long lease, with 119 years unexpired.

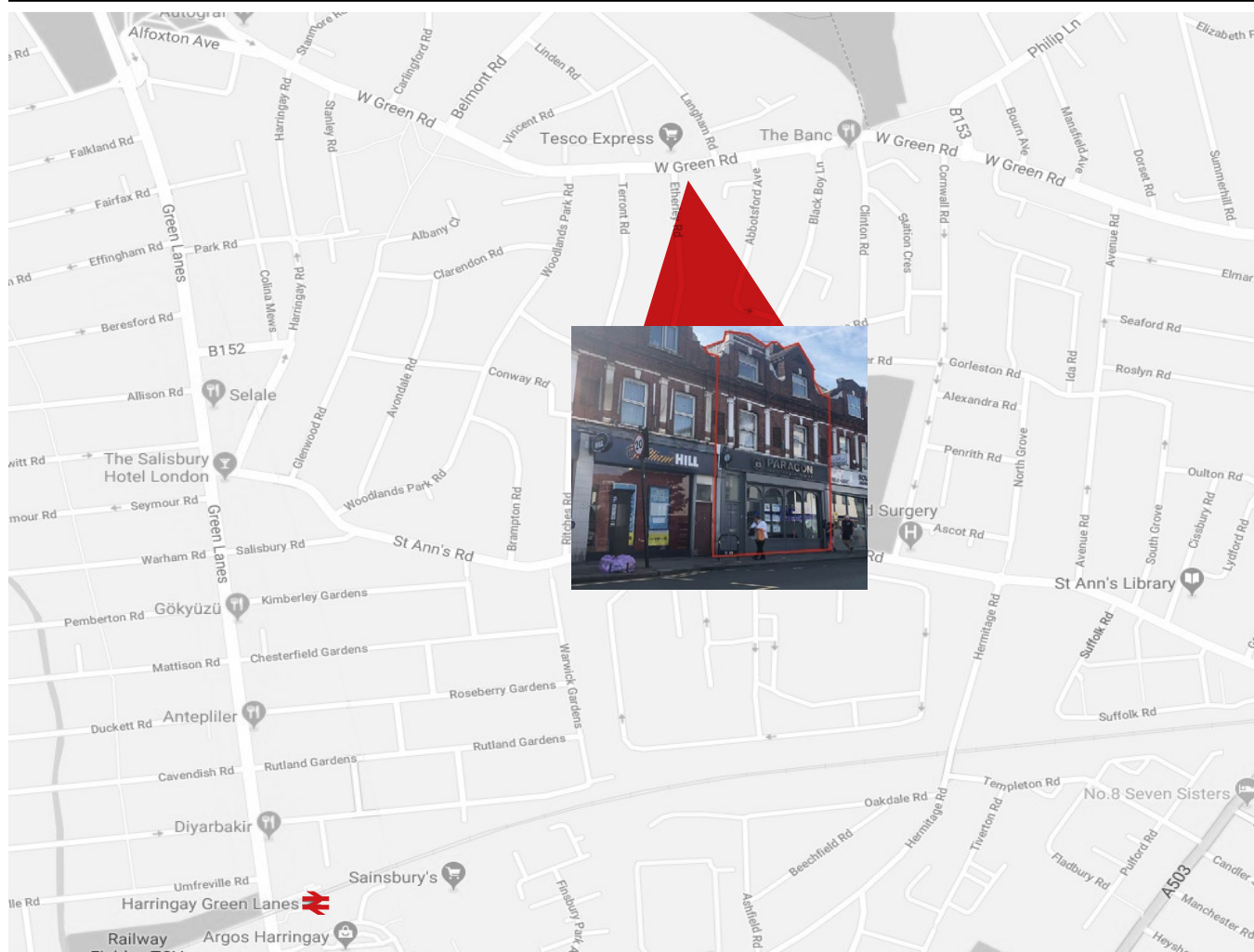
The Olive Grove property comprises a newly built 2 bedroom, 2 bathroom apartment on the ground floor, with a studio apartment on the first floor. These apartments are almost finished with an estimated remaining build cost in the region of £25,000 in all.



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

E: commercial@acorn.ltd.uk
W: acorncommercial.co.uk

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



LOCATION

The property is situated in the centre of a prominent retail parade on West Green Road, linking to High Road (A10) to the East, and Green Lanes to the West. West Green Road benefits from high levels of footfall given its retail offering, including national tenants such as Tesco Express and Sainsbury's Local, and a high density residential neighbourhood. Turnpike Lane Underground Station is located 0.6 miles away, offering access to the Piccadilly Line and wider tube network. Numerous local bus routes stop along West Green Road.

TERMS

Offers in excess of £825,000 are invited for the freehold properties, subject to the existing leases.

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.

FURTHER INFORMATION

Copies of the existing lease to the commercial and residential tenants, and floorplans, are available upon request.

EPC

The property sits within band D. An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



For more information contact:
Louis Markham
020 7089 6555

Meet the rest of the team...

This [brochure and its content] is copyright of Acorn Limited © 2016. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form.

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.



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

E: commercial@acorn.ltd.uk
W: acorncommercial.co.uk

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