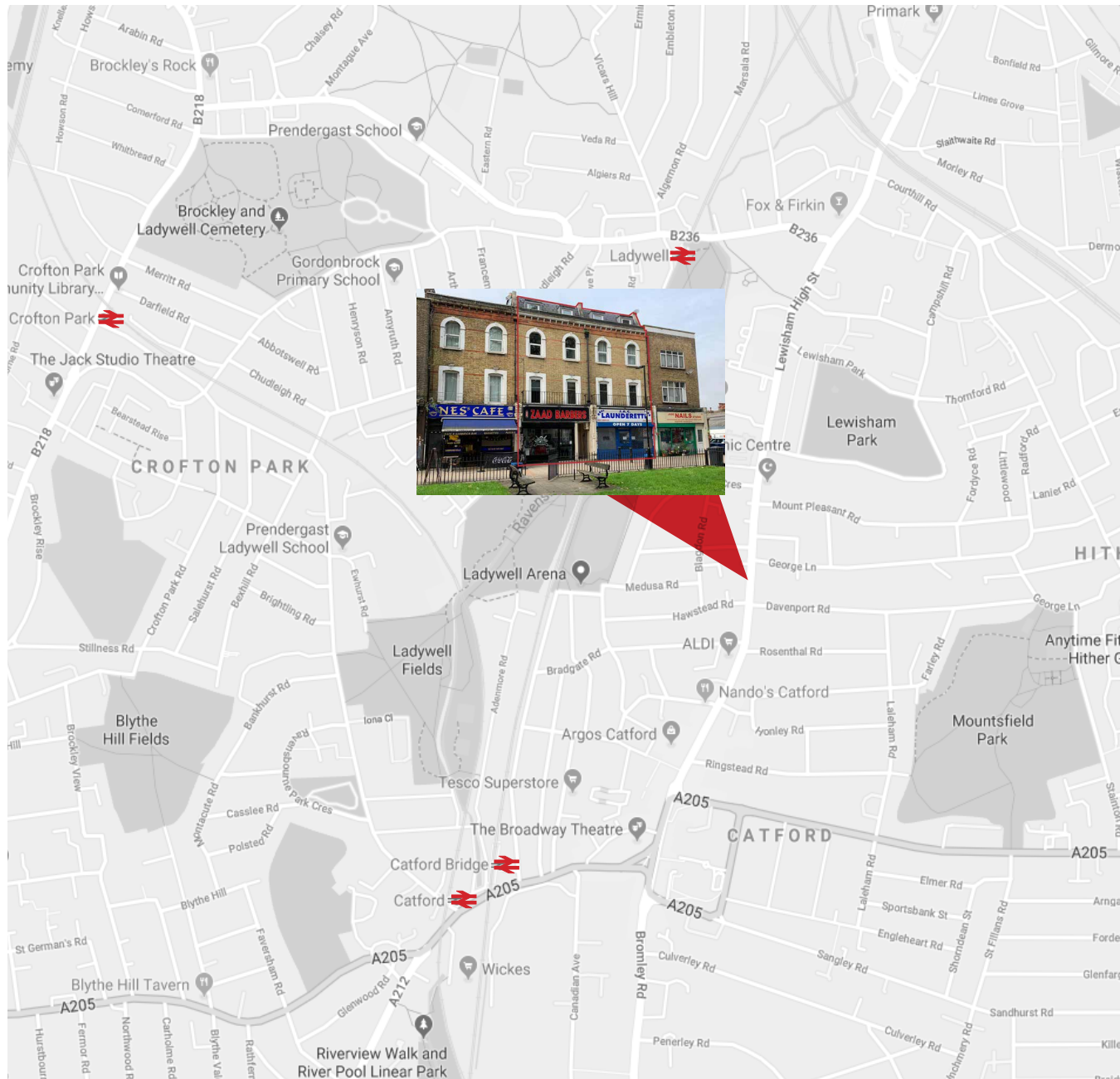




14-16 Rushey Green, Catford, London SE6 4JF

Adjacent mixed-use freehold buildings for sale

[View more information...](#)



- Two mixed-use freehold buildings
- Comprising 2 commercial and 6 residential units
- Fully let generating £102,400pa
- Potential for rental increase or break-up
- Adjacent to Lewisham Hospital
- OIEO £1,600,000 F/H

## DESCRIPTION

Two adjacent mixed-use freehold buildings comprising a total of 6 self-contained residential units and two commercial units, fully let and generating £102,400 per annum. Arranged as 4 studio flats and 2 split-level two bedroom flats, all residential units within the building are in good order and accessed via well lit, clean and efficient commercial areas. Both commercial tenants have been in occupation for some time with leases expiring in 2023 and 2028. There appears to be potential to create a further residential unit to the rear of the laundrette and plans have been prepared.

## LOCATION

Located on the A21, the property is equidistant to Catford and Lewisham town centres and 0.5 from Catford Bridge, Catford and Lewisham railway stations. Lewisham Hospital is just 0.25 miles from the property. The convenience of the local amenities, close proximity to rail links and the nearby hospital ensure that there will always be a high demand for residential tenants ensuring a reliable income.



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T: 020 8315 5454**

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



## ACCOMMODATION SCHEDULE

Unit	Floor	Description	Rent (pa)	Term	Sqm	Sqft
14	Ground	Commercial – launderette	£14,000	To 30/06/28	59	635
14a	First	Studio flat	£12,600		37	398
14b	Second	Studio flat	£12,600		35	377
14c	Third / Fourth	2 bed split-level flat	£15,000		64	689
16	Ground	Commercial – barbers	£14,000	To 10/09/23	77	829
16a	First	Studio flat	£10,200		37	398
16b	Second	Studio flat	£10,200		35	377
16c	Third / Fourth	2 bed split-level flat	£13,800		64	689
<b>Total</b>			<b>£102,400</b>	<b>-</b>	<b>408</b>	<b>4,392</b>

## TERMS

Offers in excess of £1,600,000 are invited for the freehold interest subject to the existing leases. Offers for each of the two buildings individually may be considered.

## 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

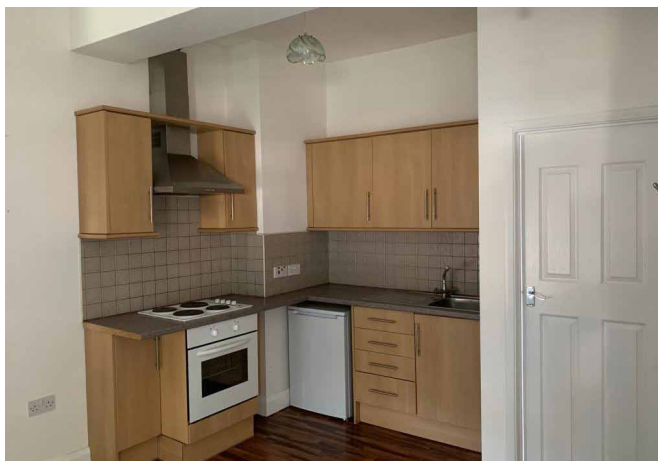
Copies of the AST agreements, commercial leases and land registry title and title plan are available upon request.

## EPC

Copies of EPC's are available upon request.

## 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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