

- Freehold commercial unit for sale
- Prominent corner location
- 150m from Hither Green Station
- Commercial unit measures approx. 692 sqft
- OIRO £300,000 F/H

DESCRIPTION

A rare opportunity to acquire a freehold commercial property measuring approx. 692 sqft. The property has been operated by a taxi company 'Dj's Car Hire' for over 30 years. The unit may offer potential to sub-divide and is likely to appeal to owner occupiers and investors. The property is located on a popular parade which includes a variety of independent retailers and a Sainsbury's local.

The surrounding properties are mostly residential; this results in a heavy footfall from local residents and commuters using Hither Green Station.

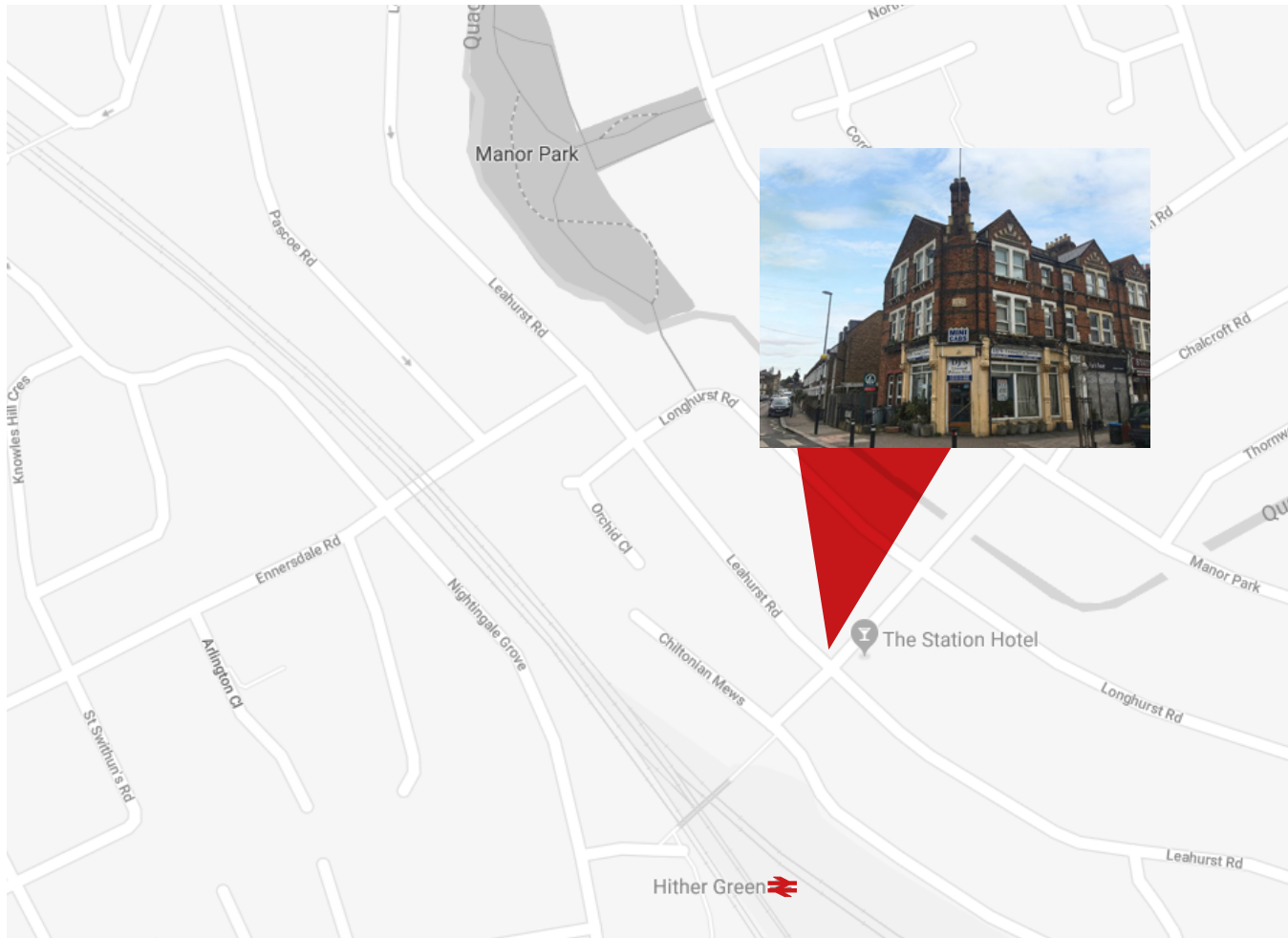
The residential uppers comprise two flats each sold on long leases generating a combined ground rent income of £160pa. The first floor flat has been sold off on a 125 year lease which commenced on 24/06/2016, and the second floor flat has been sold off on a 99 year lease which commenced on 20/10/2010. There may be potential for air space development (STPP), purchasers are advised to make their own enquires.



19 Staplehurst Road, Hither Green, London SE13 5ND

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LOCATION

The subject property is located on a prominent corner location along a parade of retailer's. Hither Green Station is located 150m away and provides a direct service to London Bridge in less than 10 minutes, and London Charing Cross is 22 minutes. There are bus stops less than 100 yards away which provides frequent services to the neighbouring areas.

TERMS

Offers in the region of £300,000 are invited for the freehold interest with full vacant possession.

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

FURTHER INFORMATION

Copies of the floorplans are available upon request.

EPC

The property sits within band E. An EPC is 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:**

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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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