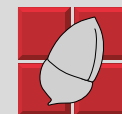




48 Grove Vale, East Dulwich, London SE22 8DY

Vacant freehold shop and uppers for sale

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- Unbroken freehold shop and uppers
- Located on popular Grove Vale in East Dulwich
- Potential to extend (STPP)
- Requires modernisation
- OIEO - £495,000 F/H

DESCRIPTION

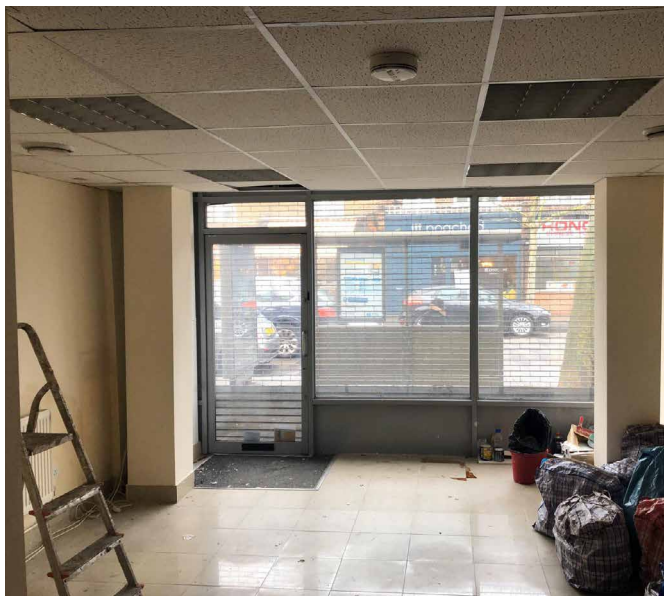
A rare opportunity to acquire a vacant unbroken freehold located in the highly desirable area of East Dulwich. The building comprises an A1 retail unit on the ground floor measuring approx. 500 sqft, with residential upper parts measuring approx. 600 sqft over first and second floors. The property requires refurbishment and modernisation, but appears to offer potential to self-contain the upper parts and extend to the rear (STPP). Whilst the property clearly offers an opportunity for developers & investors to add value, we also believe this property will appeal to owner occupiers given the scarcity of freehold property of this nature in the Dulwich area.

SERVICES

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

EPC

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

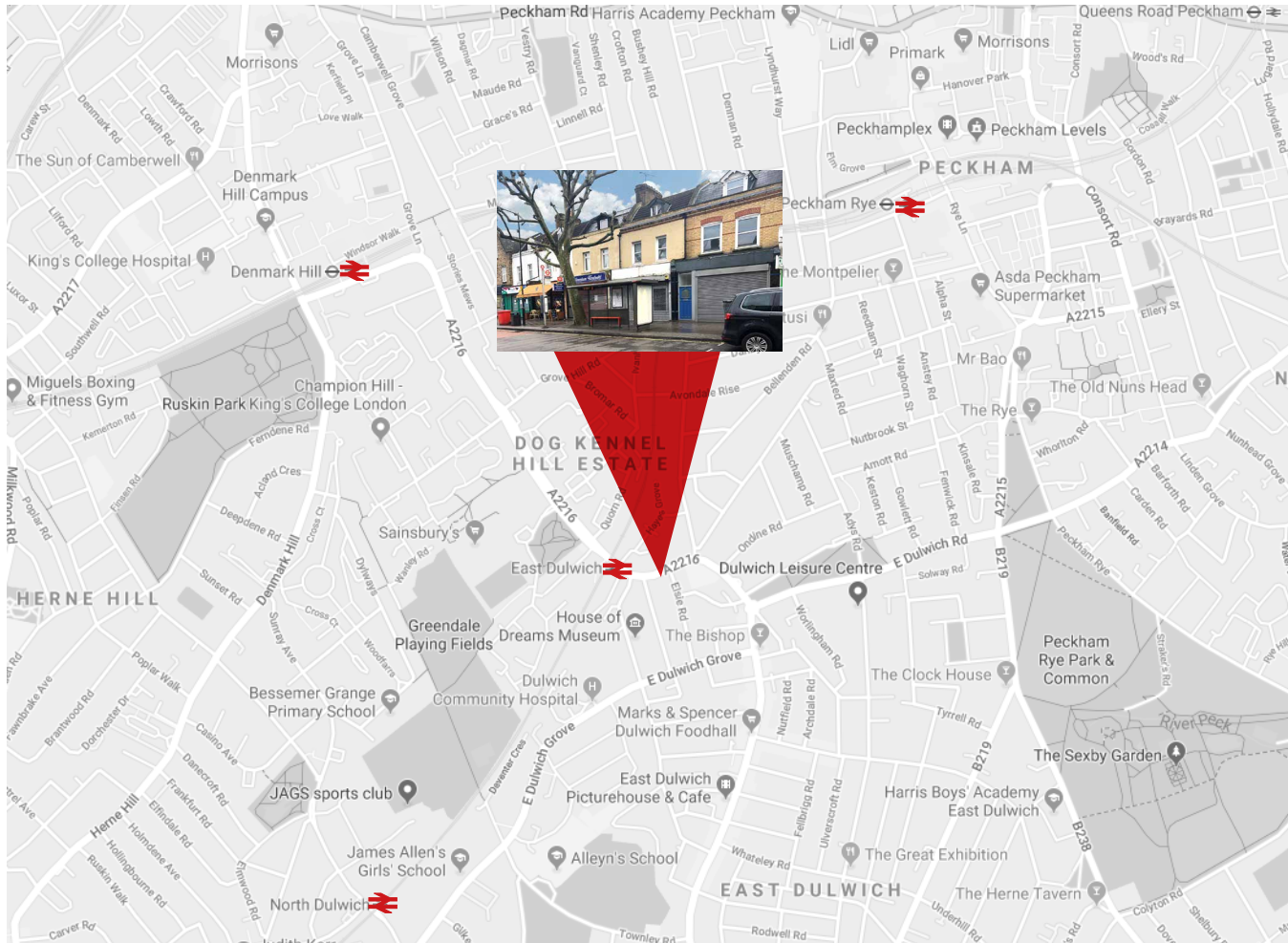


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LOCATION

The property is located on Grove Vale in the heart of East Dulwich, SE22. East Dulwich Station is located less than 100m away and provides a direct service into London Bridge (13 mins), whilst there is a bus stop located directly outside the property which services the local area. East Dulwich is a thriving London suburb, 4.5 miles from Central London and renowned for its village environment. With attractive parks, a vast array of local amenities, charming pubs, cafes, restaurants and convenient transport links, East Dulwich really offers everything!

TERMS

Offers in excess of £495,000 are invited for the vacant freehold interest in the subject property.

VAT

We understand that VAT is not applicable in this transaction.

BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £8,600. We understand rates payable therefore are approximately £4,223 per annum for the period 2019/2020. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

FURTHER INFORMATION

Copies of floorplans, internal photographs and residential council tax bills are 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:
Jamie Stevenson
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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