

HUMMERSTONE & HAWKINS

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'F1' COMMERCIAL PROPERTY FOR SALE



Lawful Development Certificate for use as a place of worship.

Arranged over ground and lower ground floors.

Total floor area of approximately 3,233sq ft.

On main bus route and short walk to train station.

Residential flats arranged over upper floors sold on long leases.

Refurbishment of ground & lower ground floors required.

113 Anerley Road

Penge

SE20 8AJ

Tenure: FREEHOLD

Asking Price: £750,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property forms part of a neighbourhood parade and is located on the busy Anerley Road close to the junction with Anerley Park.

The property is conveniently located about 0.1 miles from Anerley Overground Station which provides direct services to London Bridge. Stations at both Penge West and Crystal Palace are less than a mile away.

Anerley Road is also a main bus route with buses passing frequently. There are several buses which use Anerley Road and go to Croydon, Crystal Palace and Beckenham.

There is a bus stop directly in front of the property.

THE PROPERTY:

The subject property comprises a 3 storey with lower ground floor mid terrace building.

The main pedestrian access to ground and lower ground floor is via a door at the front of the building.

There is additional access via Anerley Park and an alleyway leading to a rear paved area.

The residential flats are accessed at the rear of the building.

The ground and lower ground floor unit previously housed a medical centre.

INTERNAL DETAILS:

A central entrance door leads into a split level ground floor which is configured to provide a main front area, then at the rear two rooms, a kitchen and an office. At the rear there are stairs that lead down to the lower ground where there are 5 rooms, toilets, and kitchen.

APPROXIMATE MEASUREMENTS:Ground floor

Front area: 85.362sq m / 919sq ft.
Left rear room: 42.047sq m / 453sq ft.
Right rear room: 17.546sq m / 189sq ft.
Kitchen: 14.087sq m / 152sq ft.
Office: 10.529sq m / 113sq ft.

TOTAL: 169.571sq m / 1,825sq ft.

Lower ground floor

Room 1: 18.286sq m / 197sq ft.
Room 2: 40.319sq m / 434sq ft.
Room 3: 31.841sq m / 343sq ft.
Room 4: 9.295sq m / 100sq ft.
Room 5: 24.645sq m / 265sq ft.
Kitchen: 6.406sq m / 69sq ft.

TOTAL: 130.792sq m / 1,408sq ft.

ASKING PRICE:

Offers are being sought off an asking price of £750,000.

PLANNING:

We understand that the premises now has F1 use. Interested parties are recommended to make their own enquiries with regards to any planning with Bexley Borough council.

Details of planning can be found on the Bromley Borough planning portal. Reference 19/00829/PLUD.

EPC:

The property has an EPC rating of D.

RATES:

Interested parties are advised to make their own enquiries with the relevant council.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



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