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37 VESTRY ROAD, CAMBERWELL, SE5 7EW

FOR SALE



FREEHOLD INVESTMENT OPPORTUNITY GROUND FLOOR RETAIL PREMISES TOGETHER WITH LARGE TWO BEDROOM FLAT ABOVE

GUIDE PRICE: £295,000

Location

The property is situated on Vestry Road parallel to Camberwell Grove and is within easy reach of Peckham Rye and Denmark Hill mainline stations serving London Bridge, Victoria and Blackfriars. The Town Hall, Law Courts, College of Arts, Maudsley Hospital, Kings College Hospital and William Booth College are all within walking distance. There are also various buses serving the local area located on Camberwell New Road, Denmark Hill and Camberwell Road.

Description

The premises comprise a main retail area, kitchen and two WCs with a rear yard. There is also a large two bedroom residential flat arranged over first and second floors which is accessed from the front of the property. The flat also includes a garden to the rear.

Accommodation

The property has the following approximate net internal areas:

Ground Floor Retail Area	42.29 sq. m. (455 sq. ft.)
Kitchen	2.51 sq. m. (27 sq. ft.)
2 WCs	

Two Bedroom Residential Flat (Maximum Gross Dimensions)

First Floor	Living Room	(5.39 x 3.65m)
	Kitchen	(3.65 x 3.63m)
	Bathroom	
	WCs	
Second Floor	Bedroom 1	(3.40 x 3.63m)
	Bedroom 2	(3.68 x 3.63m)

Tenure

Freehold

Tenancies

The upper two bedroom residential flat is let on a 6 month Assured Shorthold Tenancy with effect from the 1st June 2010 currently receiving £600 per month with the ground floor retail part currently vacant.

Planning

We have been advised that the retail property has A2 planning consent. However, the purchaser must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Price

£295,000

Rates

The property is entered in the 2010 rating list with a rateable value of £4,750. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT will not be applicable.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods.

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