25-27 GROVE VALE, EAST DULWICH
LONDON, SE22 8EQ

RARE MIXED USE INVESTMENT FOR SALE

- Prominent location in sought after East Dulwich
- Two storey mixed use building
- Lies opposite new homes mixed use development scheme
- Situated opposite East Dulwich Train Station (Zone 2)
- 1,352 sq. ft. of commercial space
- Vacant possession 2 & 3 Bed Flats
- Guide Price: £1,500,000
**Location**
East Dulwich continues to grow in popularity as an affluent and sought after hub of south London. Neighbouring occupiers include an excellent mix of multiple and independent retailers, boutiques, trendy cafes, restaurants and bars with the surrounding area densely populated with residential.

The premises are situated opposite the East Dulwich Train Station (Zone 2), which provides links to London Bridge within a journey time of 15 minutes.

Adjacent to the station is the 18/22 Grove Vale development scheme which will be providing 20 new homes, as well as Marks & Spencer.

**Description**
The property comprises an attractive mid-terrace two storey mixed use building. The double commercial unit is arranged over ground with rear yard, currently trading as Southwark Council Library.

The upper parts comprise two vacant self-contained residential flats arranged over first floor, the first of which is a three bedroom flat and the second a two bedroom.

**Accommodation**

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<tr>
<th>Demise</th>
<th>Area</th>
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<tbody>
<tr>
<td>25-27</td>
<td>Commercial ground floor double unit</td>
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<tr>
<td>25a</td>
<td>Three bedrooms, living/dining room, kitchen and bathroom</td>
</tr>
<tr>
<td>27a</td>
<td>Two bedrooms, living/dining room, kitchen and bathroom</td>
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**Tenancy**
Ground let to Southwark Borough Council on a 5 year lease from November 2017, 12 month rolling tenant only breaks, at a passing rent of £44,000 p.a.

**Tenure**
Freehold

**Rates**
The commercial element is entered in the 2017 rating list with a rateable value of £31,500. Interested parties should contact the local authority to confirm rates payable.

**Planning**
We understand that the ground has D1 (Non-Residential Institutions) use with C3 (Residential) use for the upper flat. 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.

**Guide Price**
£1,500,000 (One Million and Five Hundred Thousand Pounds).

**Legal Costs & VAT**
Each party to pay their own legal fees. Please note that VAT is not chargeable.

**EPC**
The unit currently has an energy rating of ‘C’. The full EPC is available to download at www.hindwoods.co.uk

**Viewing**
Strictly by prior arrangement with sole agents Hindwoods, 020 8858 9303.

Elliott Brighton: e.brighton@hindwoods.co.uk