

We are pleased to market this excellent investment opportunity.

PROPERTY SUMMARY :

- New 999 Year lease
- Total NIA 103 sqm/ 1,100 sq ft
- Vacant possession
- ERV of £50k
- Subject to VAT

Location:

Lambeth is a popular area in southeast London, more specifically in Gypsy Hill. It is near Gypsy Hill station, and near Norwood Park.



The property is the ground floor of a mixed use building on an established parade in Lambeth, London.

The unit is currently vacant and benefits from planning permission to create a 36sqm residential flat at the rear of the property and a 40.5 sqm retail unit to the front.

There is potential to then split the flat into a 2-unit HMO.

The projected rental income is £50k (£25k from each unit)

Option to purchase freehold.

