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WORK

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FOR SALE

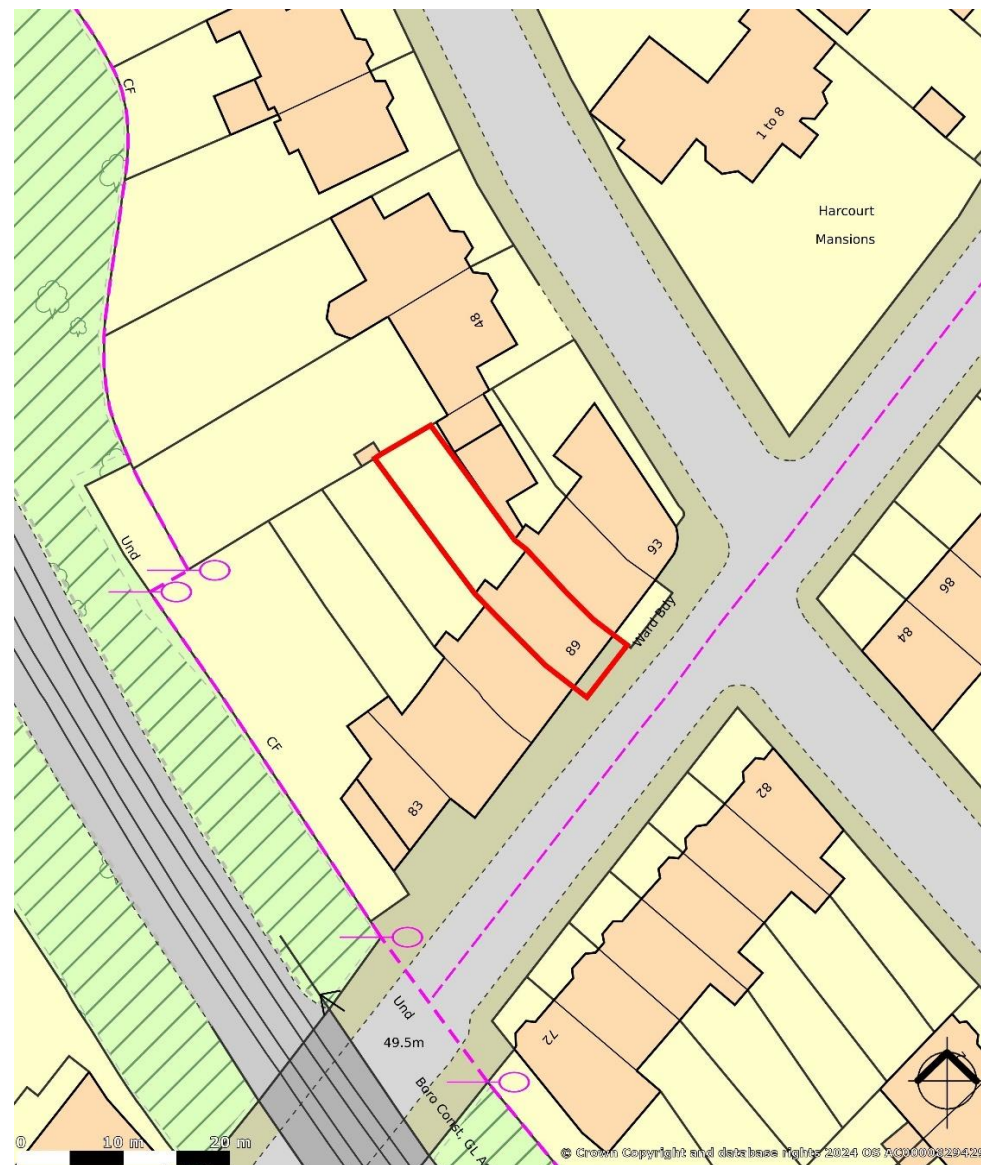
**FREEHOLD SHOP & FLAT – 2,024 SQ FT (187.99 SQ M)
89 PENGE ROAD, SOUTH NORWOOD, LONDON SE20 7UN**

SUMMARY

On behalf of private clients, SHW are delighted to offer this exceptional opportunity to acquire a spacious family freehold property, formerly run as a family a grocer/ off-license shop. The property offers fantastic opportunity to run a family business, rent or develop.

PROPERTY HIGHLIGHTS:

- Freehold building with development potential, subject to planning permission.
- Large retail unit with basement and storage to the rear.
- Large three-bedroom residential accommodation over first and second floors.
- Prominent location on a busy main road.
- Easy access to Central London, Bromley, Croydon and Crystal Palace via bus and train links.
- The property extends to a Gross Internal Area of approximately 2,024 sq ft (187.99 sq m).
- Offers are invited in excess of **£500,000**, for the freehold interest with vacant possession.



VIEWINGS – 020 8662 2700

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DESCRIPTION

The property comprises a mid-terrace building arranged as retail on the basement and ground floor and a three-bedroom residential flat in the upper floors. The flat has a bathroom, large kitchen and living room on the first floor, with three bedrooms on the second floor. There is potential for extension into the roofspace, subject to planning permission. There is a large garden to the rear of the building.

RETAIL	SQ FT	SQ M
Basement	450	41.81
Ground	651	60.46
SUB-TOTAL	1,101	102.28
FLAT	SQ FT	SQ M
First	483	44.87
Second	440	40.84
SUB-TOTAL	923	85.71
TOTAL	2,024	187.99

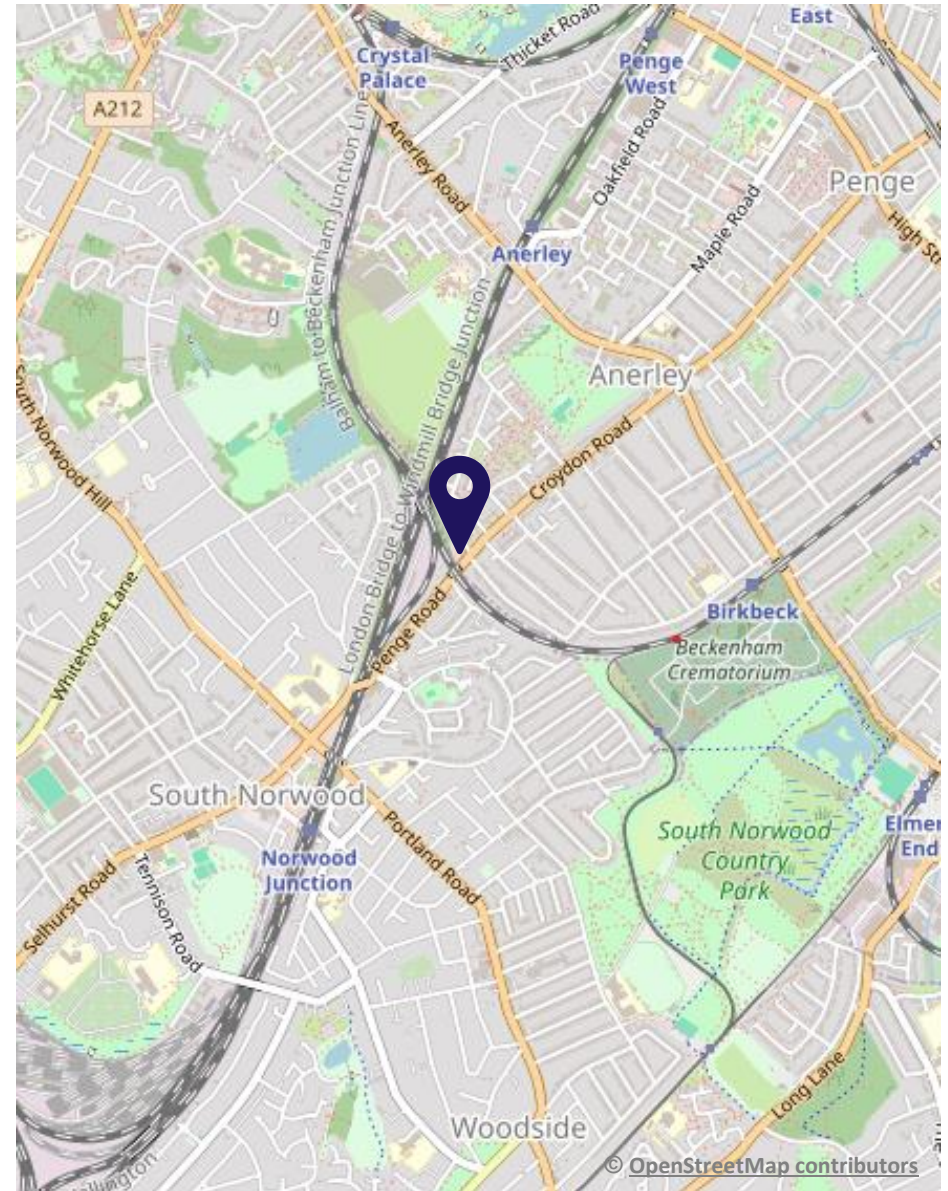
LOCATION

The property fronts Penge Road, South Norwood.

Norwood Junction Railway Station is located 0.6 miles south-west of the property, providing rail services to Epsom; East Croydon; Clapham Junction; London Victoria and London Bridge and London Overground Services to West Croydon and Highbury and Islington.

Harrington Road Tram Stop is 0.6 miles south-east of the property, providing links to Beckenham Junction, East Croydon and Wimbledon. Bus routes also operate in close proximity to the property.

The property lies within the administrative area of the London Borough of Bromley.



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DEVELOPMENT POTENTIAL

There is development potential at the property by way of conversion, re-configuration and extension of the existing building, subject to planning permission.

EPC

The property has an EPC Rating C.

TENURE

The property is held freehold.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

The property has a rateable value of £8,000.

PRICE

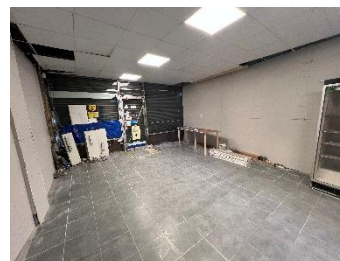
Offers are invited in excess of **£500,000** for the freehold interest with vacant possession.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



RETAIL - BASEMENT



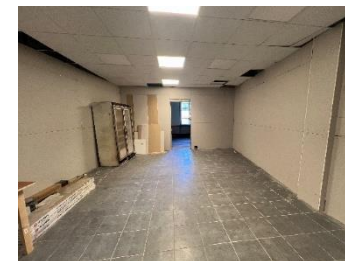
RETAIL - GROUND FLOOR



FLAT - LIVING ROOM



FLAT - BEDROOM 2



RETAIL - GROUND FLOOR



FLAT - KITCHEN



FLAT - BEDROOM 1



FLAT - BEDROOM 3

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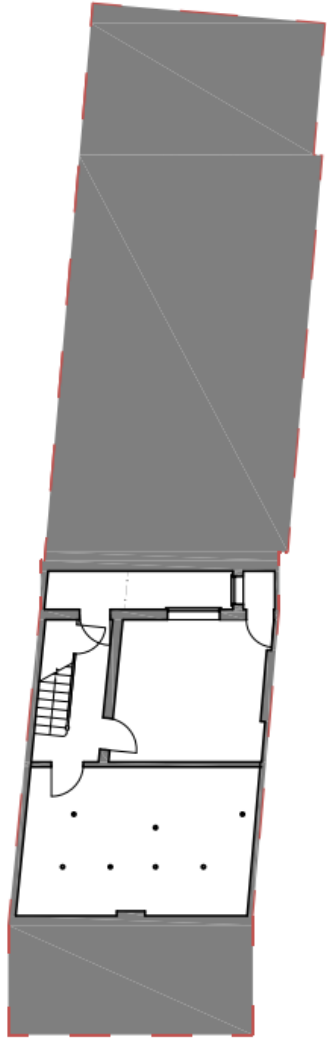
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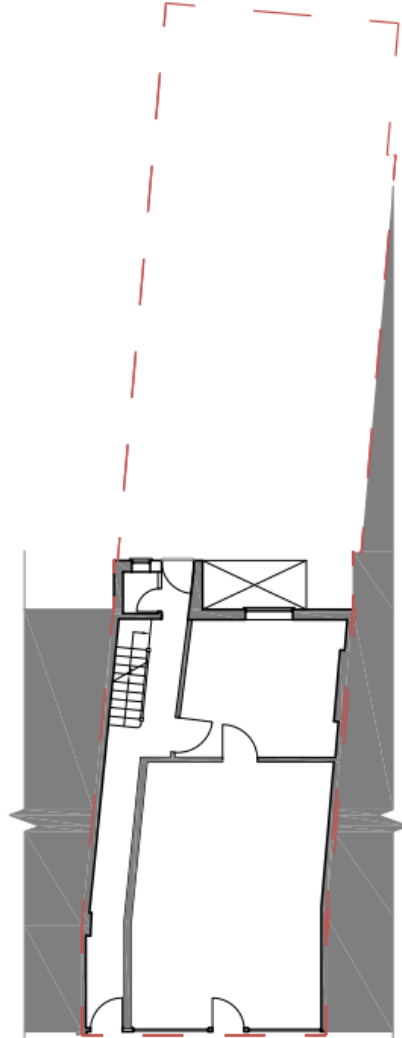
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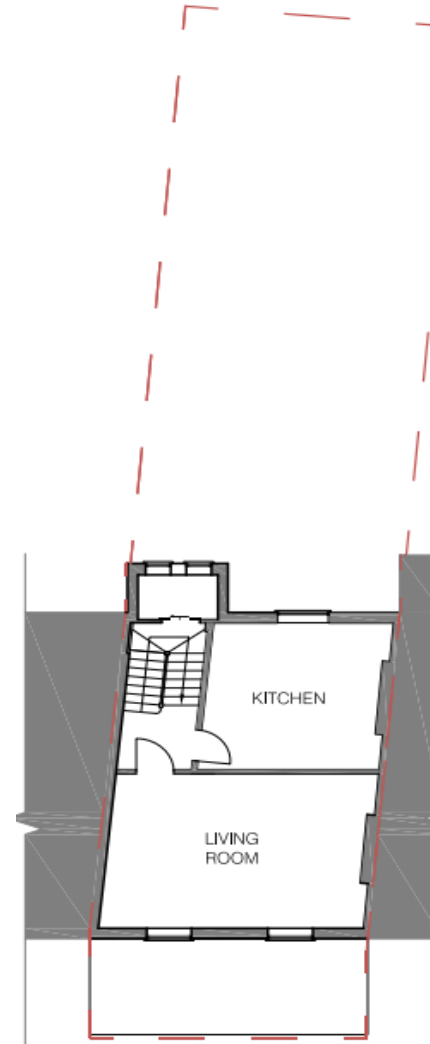
BASEMENT FLOOR



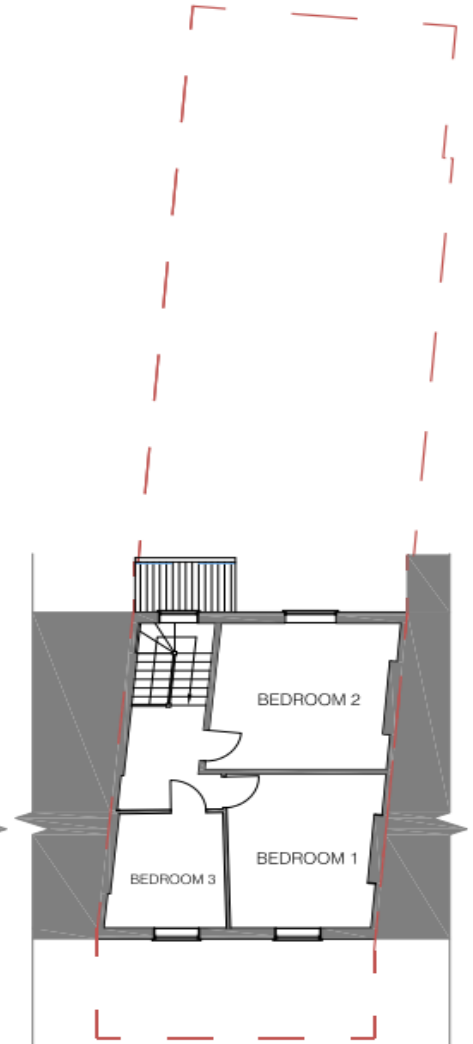
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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