



54 SYDENHAM ROAD, SYDENHAM, LONDON SE26 5QF

FREEHOLD COMMERCIAL INVESTMENT FOR SALE



- Freehold commercial investment for sale
- Ground floor commercial unit let to solicitors firm & 2 flats (sold off on long leases)
- Producing £26,600 PA
- Commercial unit measures 697 sqft
- Guide price: £335,000 (7.9% gross yield)

### Description

An excellent opportunity to acquire a well-located, mixed-use freehold investment in the heart of the thriving Sydenham, offering secure income and longterm growth potential.

The property comprises a ground floor commercial unit let to Moniroo Solicitors at a current rent of £26,000 per annum, secured on a 15-year lease from October 2014. There are rent reviews every 5 years, with a tenant only break on 19/5/2026, which has not been triggered as 6 months prior notice is required. Above are two self-contained residential flats, each sold on long 125-year leases from 2014, generating an additional £600 per annum in ground rent (£300 per flat). This produces a total income of £26,600 per annum.

Offered at a guide price of £335,000, the investment reflects an attractive gross yield of approximately 7.9%, presenting a compelling opportunity for investors seeking stable returns in a popular South East London location.

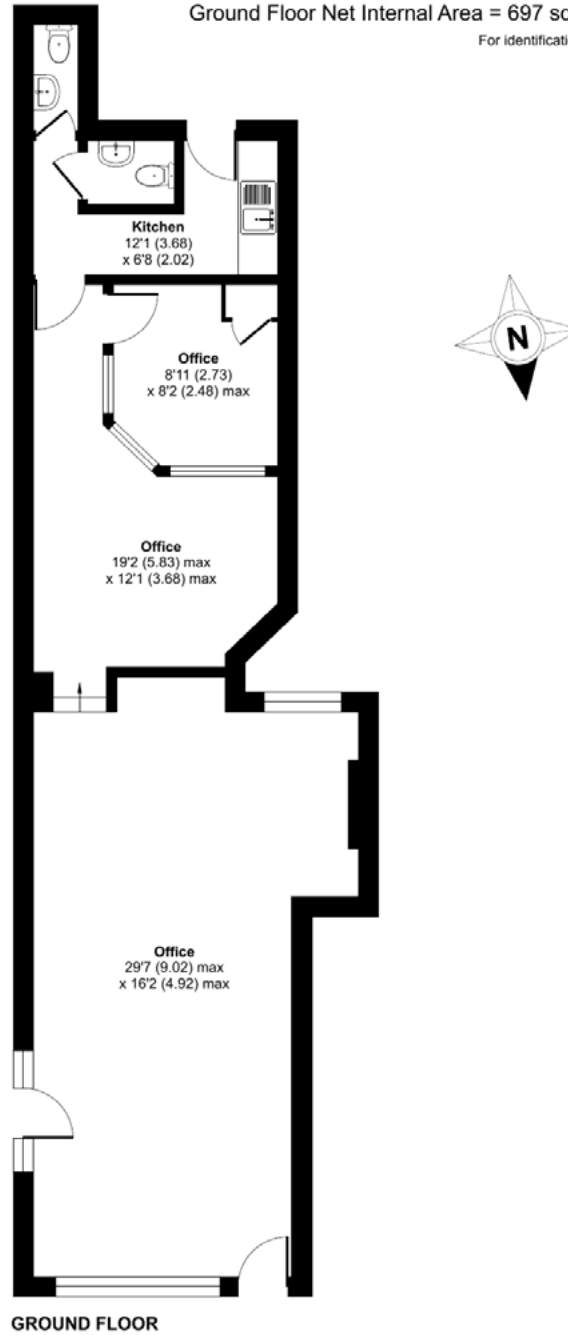
Situated on vibrant Sydenham Road, the property benefits from excellent footfall and a strong mix of established retailers, cafés and essential services. Bell Green Retail Park and Sainsbury's are nearby, further enhancing the area's commercial appeal.

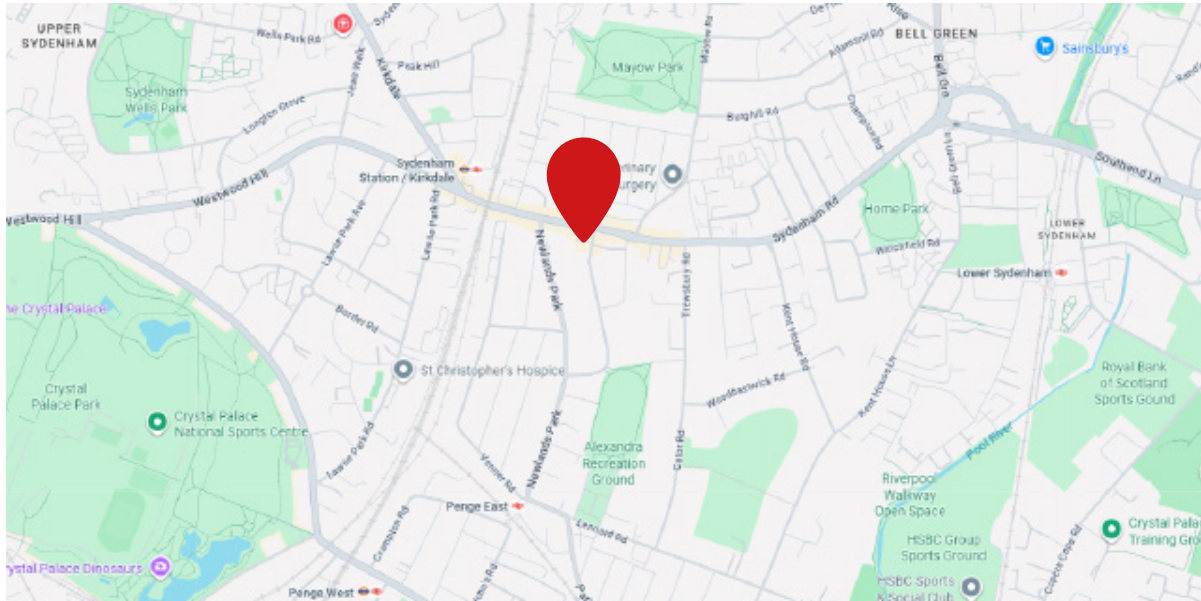
This is an excellent opportunity to secure a wellperforming, income-producing freehold asset in a consistently popular London suburb.

# Sydenham Road, London, SE26

Ground Floor Net Internal Area = 697 sq ft / 64.7 sq m

For identification only - Not to scale





## Further Information

**Location** Sydenham Station is within easy walking distance, providing frequent and direct services into London Bridge and connections across the London Overground network, making the area highly attractive to commuters.

This prominent central high street position also benefits from proximity to substantial green spaces including Mayo Park and Wells Park, further enhancing the area's residential appeal which serves to support this buoyant retail parade.

**Terms** Guide price: £335,000 (7.9% gross yield).

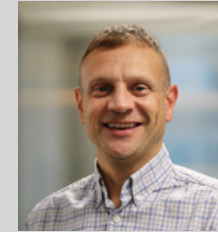
**VAT** We understand that VAT is not chargeable on the sale price.

**EPC** The commercial unit sits within band C. A copy is available upon request.

**Available On Request** Additional Photography, Copies of the EPC, Land Registry Title & Register, Copies of the Commercial Lease.

**Viewings** All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

## Contact



**Tom Luck**

020 8315 5454  
commercial@acorngroup.co.uk



**Daniel Dennis**

020 8315 5454  
commercial@acorngroup.co.uk



Are you registered to receive our latest opportunities? Scan to register!

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.