



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**78-79 Grange Road,
London SE1 3BW**

**MIXED-USE INVESTMENT FOR SALE IN BERMONDSEY
(COMMERCIAL & 3 FLATS)**

Summary

- Freehold mixed-use building comprising a ground floor commercial unit (Class-E) and 3 x apartments in the upper parts (2 x 2 beds & 1 x 1 bed)
- Ground floor is let to Medivet Group (vets), paying £27,630pax (£19psf) on a 15-year term (2039 expiry)
- Upper parts arranged as a split level 1-bed (vacant - £21,000pax ERV) and 2 x 2 beds (both let), producing £50,700pax
- ERV estimated at £99,330pax, with potential to extend to rear, refurbish & re-let or break up to enhance value/improve yield
- We are guiding at £1,525,000 for the freehold interest, equating to 6.5% gross yield on the ERV

Description

Opportunity to purchase prominent SE1 freehold building, offering rental growth potential and the ability to enhance value through planning and refurbishment.

Ground floor extends 1,452sqft (NIA) and comprises a recently refurbished veterinary practice (Medivet). They occupy on a new 15-year lease, paying £27,630pax (£19psf). The lease expires in June 2039, with next rent review in 2029.

The uppers (1st & 2nd floors) comprise a split level 1-bed flat (78C) that is currently vacant (£21,000pax ERV)

There is also 2 x 2 bed apartments (78A & 78B) that are both let on AST agreements. Flats are producing a combined income of £50,700pax, taking the current total income of the freehold to £78,330pax.



Location

Grange Road (A2206) is a historic road in Bermondsey, within the London Borough of Southwark.

The subject property is within walking distance (0.8 miles) to London Bridge station (National Rail, Jubilee, Northern & ThamesLink).

Hugely popular location to live and work with some of the best amenities London has to offer.



Tenancy Schedule

Number	Type	Size (sqft)	Rent (pax)	Term	Expiry
Commercial	Vets	1,452	£27,630	15-year	Jun-39
78A	2-bed	710	£24,700	1-year	Jun-25
78B	2-bed	785	£26,000	1-year	Mar-25
78C	1-bed	TBC	(£21,000)	vacant	vacant

Further Information

All **leases** and **floors plans** are available on request through **Henshall & Partners**, who are instructed as **sole selling agents**.

Terms

We are guiding at **£1,525,000** for the **freehold interest**, equating to **6.5% gross yield on the ERV**.



CONTACT US

 **HENSHALL
& PARTNERS**
REAL ESTATE ADVISORS

+44 (0) 207 125 0377

info@henshallandpartners.co.uk

www.henshallandpartners.co.uk

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