



**BAXTER PHILIPS**  
**020 8313 9000**  
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MIXED USE FREEHOLD INVESTMENT FOR SALE

78, 78A & 78B ELMERS END ROAD  
 LONDON  
 SE20 7UX

## LOCATION:

The property is located on Elmers End Road (A214) close to its junction with Croydon Road (A213). Birkbeck railway station and Tramlink is within ¼ mile.

## DESCRIPTION:

The property forms a ground floor restaurant let to a private individual on FR&I lease for a term of 20 years from March 2023, the current rent payable is £16,000 per annum and the lease provides for 5 yearly rent reviews.

The upper parts form two self-contained 1 bedroom flats let on one lease to Horizon Housing Group Limited for a term of 29 years from October 2002. The lease provides for regular rent reviews and the current rent paid is £9461.04 per annum. The lease also provides for the landlord to be able to bring the tenancy to early end subject to a payment to the tenant. This is based on an annual sliding scale recorded in the lease, the current surrender payment is £47,696.00.

Copies of the lease are available upon request.

## PRICE:

Offers are invited in excess of £420,000

## TERMS:

Available by way of Freehold Sale subject to the Lease.

## EPC:

Commercial Rating: B – February 2033  
Residential Rating: 78A – C March 2025  
Residential Rating: 78B – C March 2025

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

## V.A.T.:

The property is not elected for VAT.

## VIEWING:

Via sole agent:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: [philip.lapper@baxterphilips.co.uk](mailto:philip.lapper@baxterphilips.co.uk)

**Subject to contract**

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