106-108 Denmark Hill

LONDON SE5 8RX



GRADE II LISTED INCOME PRODUCING MIXED-USE
INVESTMENT OPPORTUNITY IN SOUTH LONDON



Executive Summary

Mixed-use investment opportunity on Denmark Hill.

Situated on Denmark Hill, within 0.4 miles of London Overground Denmark Hill station, benefiting from a well-connected South London location.

The property is Grade II listed and comprises of a high street retail unit, an adjacent kiosk, a vacant basements and 3 residential apartments 2 of which are sold off on long leases with 60 and 87 years remaining.

Commercial retail unit let on a 12-year lease to Stuart Palmer (TTFN Vintage), which expires in December 2033, currently producing £22,000 per annum. There are rent reviews on 24/12/27 and 24/12/30 before the lease expires in 2033. Future asset management potential to further utilise the vacant basement.

The kiosk adjacent to the building produces £10,400 per annum and is let to Kadasamy Balendran on a 15 year lease which expires December 2039.

The residential 1-bed flat measures at circa 500 sq ft, currently producing £18,000 per annum.

Current passing rent per annum - £50,700.

Freehold.

Guide Price - £650,000 (Six Hundred and Fifty Thousand Pounds) reflecting a 7.77% Gross Yield.



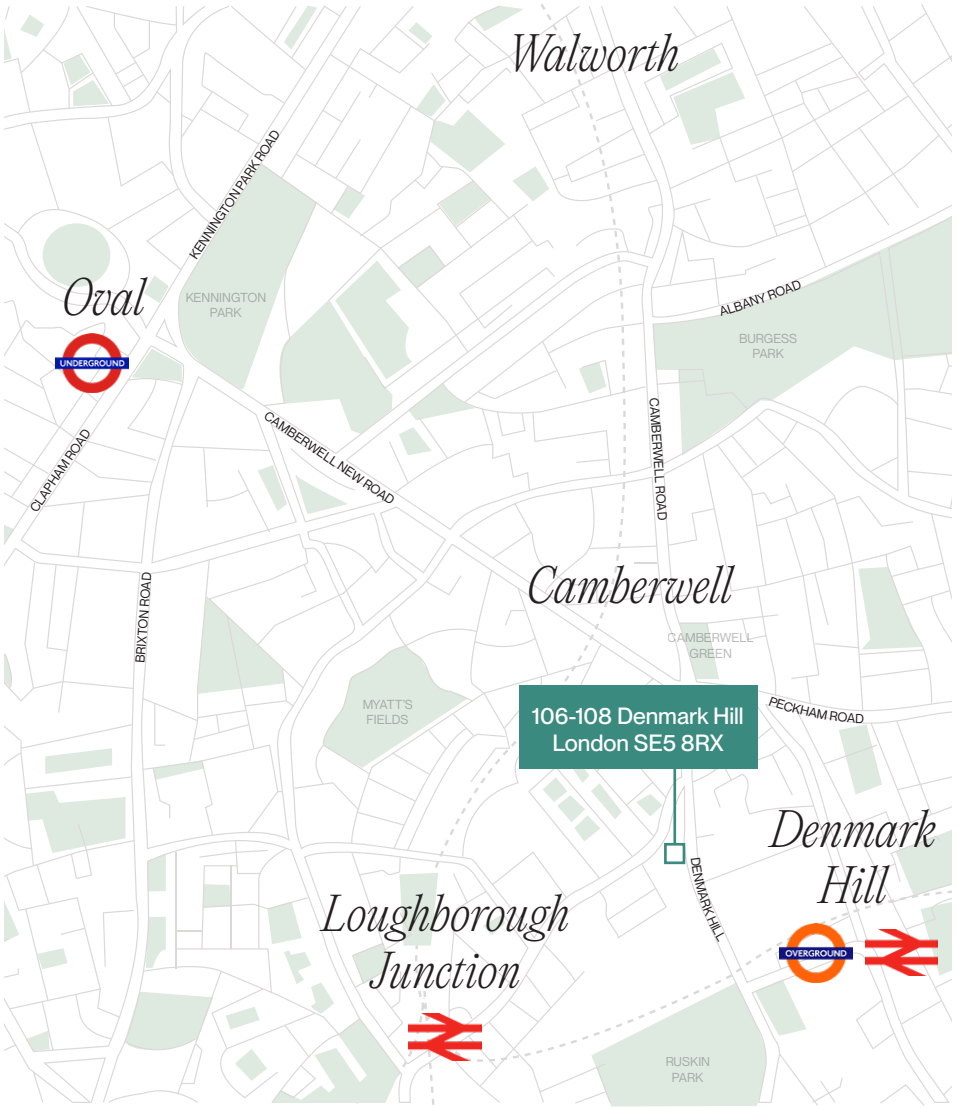


Connectivity

106-108 Denmark Hill is ideally situated between in South London 0.4 miles from Denmark Hill Station.

The subject property occupies a prominent position on Denmark Hill just 7-mins walking from Denmark Hill Station , providing direct services to London Victoria (9 mins), Blackfriars (11 mins), St Pancras International (29 mins) and the City, together with London Overground connections across South London.

The surrounding area has experienced continued investment and regeneration, supported by the presence of major institutions including King's College Hospital and King's College London. Nearby Brixton, Peckham and Elephant & Castle provide further retail, leisure and residential growth, underpinning strong occupier demand across the area.



Rail

Journey times from Denmark Hill Station (Windrush Line & South Eastern Rail):

VICTORIA	SOUTHEASTERN	9 MINS
BLACKFRIARS	THAMESLINK	11 MINS
CLAPHAM JUNCTION	WINDRUSH	13 MINS
KENNINGTON	THAMESLINK	21 MINS
LONDON BRIDGE	SOUTHERN, WINDRUSH	21 MINS

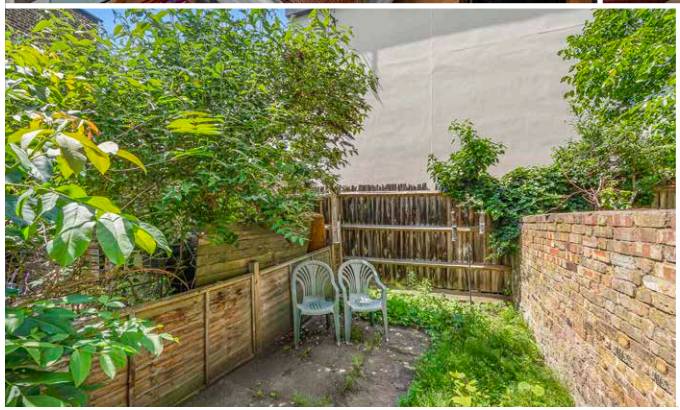
Tenancy & Accommodation Schedule

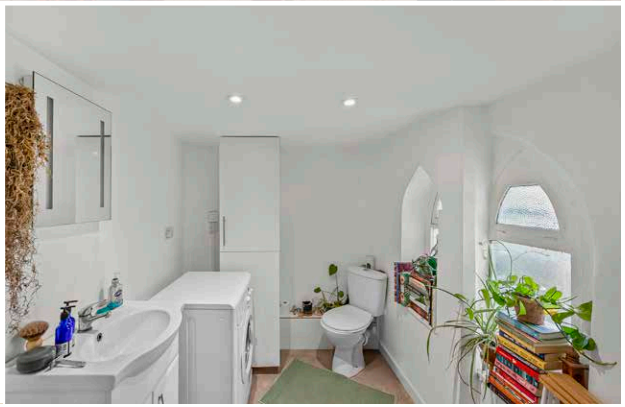
The property comprises of a ground floor high street retail unit let to a vintage clothing store, a vacant commercial unit in the basement, an adjacent kiosk and 3 residential apartments 2 of which are sold off on long leases with 60 and 87 years remaining. The remaining 1-Bed flat is let on a periodic tenancy. There are two rent reviews for the ground floor retail unit on 24th December 2027 and 24th December 2030.

UNIT	DESCRIPTION	FLOOR	AREA (SQ M)	AREA (SQ FT)	RENT PA	TENANCY START DATE	TENANCY END DATE	NOTES
106-108 Denmark Hill	Retail Unit	Basement	46	497	Vacant			
106-108 Denmark Hill	Retail Unit	Ground	39.39	424	£22,000	14.06.2024	14.06.2033	R/R for 24/12/27 & 24/12/30
106A Denmark Hill	1-Bed flat	Ground (Rear)	47	507	£18,000	Periodic Tenancy		
106 Denmark Hill					£150 Ground Rent	30.04.2014	30.04.2113	£1,000 Service Charge
108 Denmark Hill					£150 Ground Rent	29.09.1987	29.09.2086	£1,000 Service Charge
108A Denmark Hill	Kiosk	Ground	13	140	£10,400	24.12.2024	24.12.2039	
TOTAL					**£50,700**			

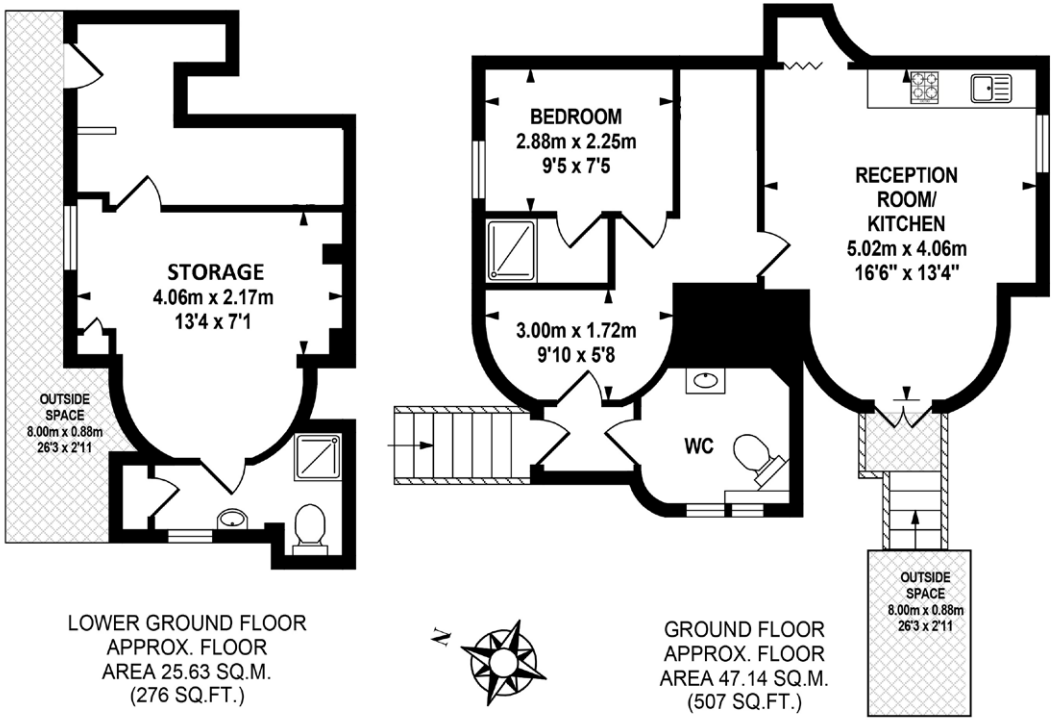








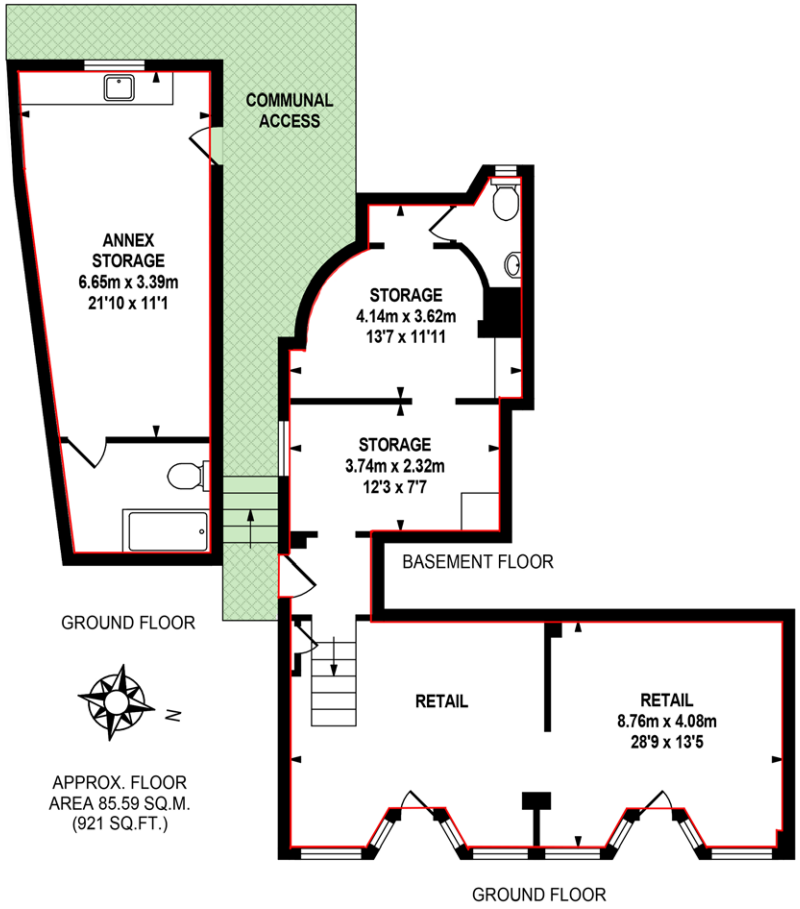
Floor Plans



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 25.63 SQ.M.
(276 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 47.14 SQ.M.
(507 SQ.FT.)

106 Denmark Hill



APPROX. FLOOR
AREA 85.59 SQ.M.
(921 SQ.FT.)

GROUND FLOOR

106 -108 Denmark Hill

Tenure

Freehold, subject to long leasehold interest.

VAT

The property is *not elected for VAT.*

EPC

Energy Performance Certificates are *available on request.*

Proposal

Guide Price - £650,000 (Six Hundred and Fifty Thousand Pounds) reflecting a *7.77% Gross Yield.*

Contact Us

Further information are available on request.

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