



FOR SALE

Rivoli Meeting Room
Unit E, 59 Ladywell Road
London
SE13 7UT

E Class Unit
Leasehold Opportunity,

Approx. 732 Sq Ft





Location

The property is located on Ladywell Rd (B236) immediately opposite Ladywell Railway Station. The local area is a mix of commercial and residential, with the subject property sitting within a mixed-use development.

Neighbouring occupiers provide an excellent mix of amenities, to include Sainsbury's Local, Ladywell Tavern, Rumbles Baker, and a Post Office, as well as a mix of cafes and boutiques.

The site benefits from good road connections located 1.3 miles from the A205 South Circular which provides connections to South London. Numerous buses also serve the locality.



Description

The commercial accommodation is located a lower ground level and is currently arranged as 2 meeting rooms, with kitchen and WC facilities.

The site is accessed by large security gates, and the premises benefits from good natural light, double glazing, electricity supply, fire alarm system and smoke detectors, spotlights, electric heaters, and broadband supply.

Price

Price on application.

Tenure

Leasehold of 125 years, dated from 15th April 2016. The current ground rent is £375 per annum excluding VAT.

Accommodation

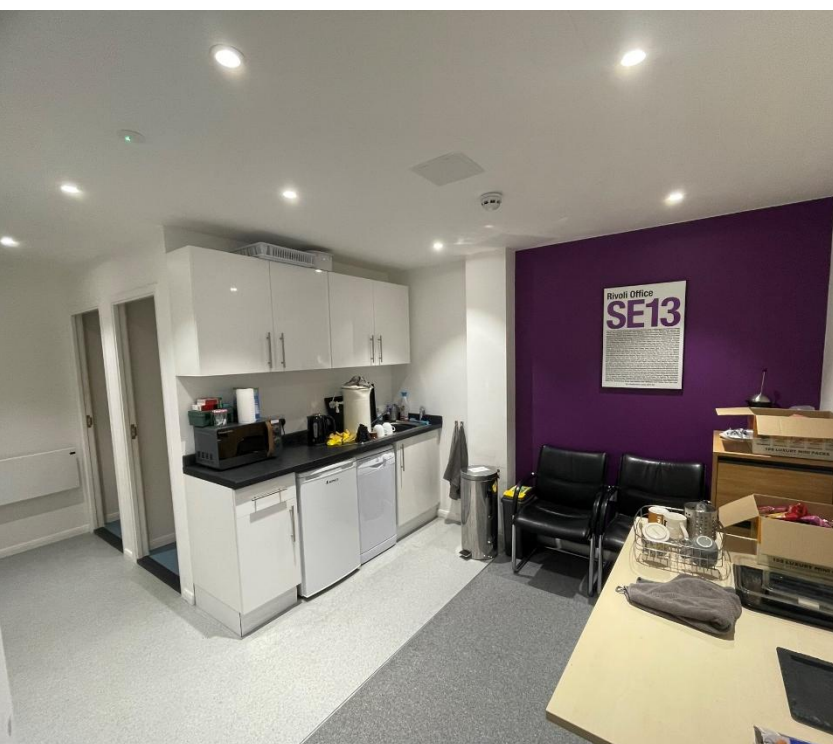
We are advised the property has a Gross Internal Area (GIA) of **68 Sq M (732 Sq Ft)**.

Property Use

We assume the premises benefits from E Use Class planning consent.

Business Rates

The property has been entered into the 2023 rating with a rateable value of £10,750.



VAT, EPC, Service Charge & Legal Costs

VAT is not applicable.

The property has a C rating.

The service charge budget for this year is £2,994.54 which is split into two payments January / July.

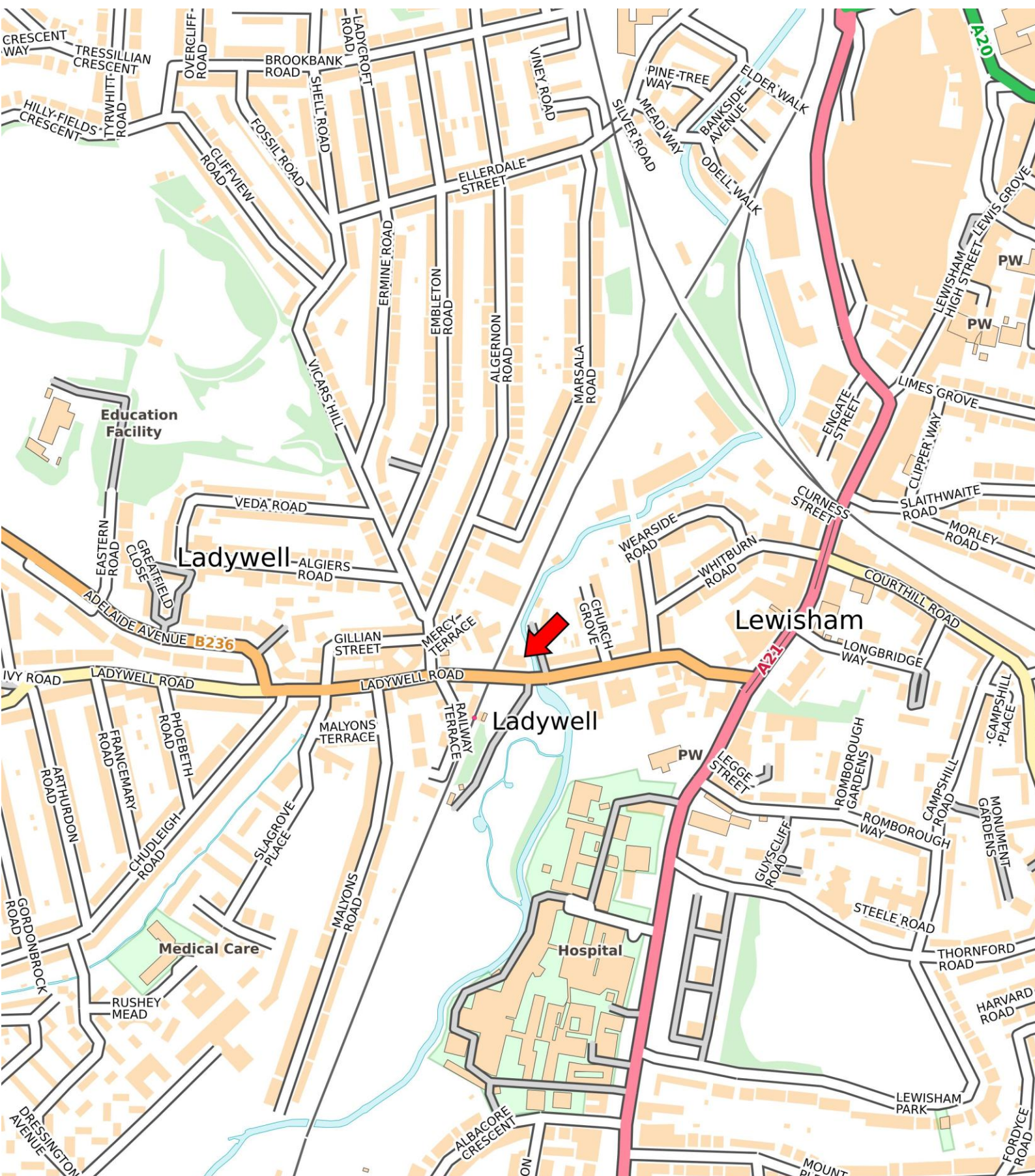
Each party to pay their own legal costs.

Viewings

Strictly by prior arrangement with sole agents on
0208 858 9303:

Charlene Nicholls

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Unit E, 59 Ladywell Road
Floor Plan

