



FOR SALE

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

Long Leasehold E Class Unit

Well located office with planning permission for
conversion to residential.

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

£250,000.

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

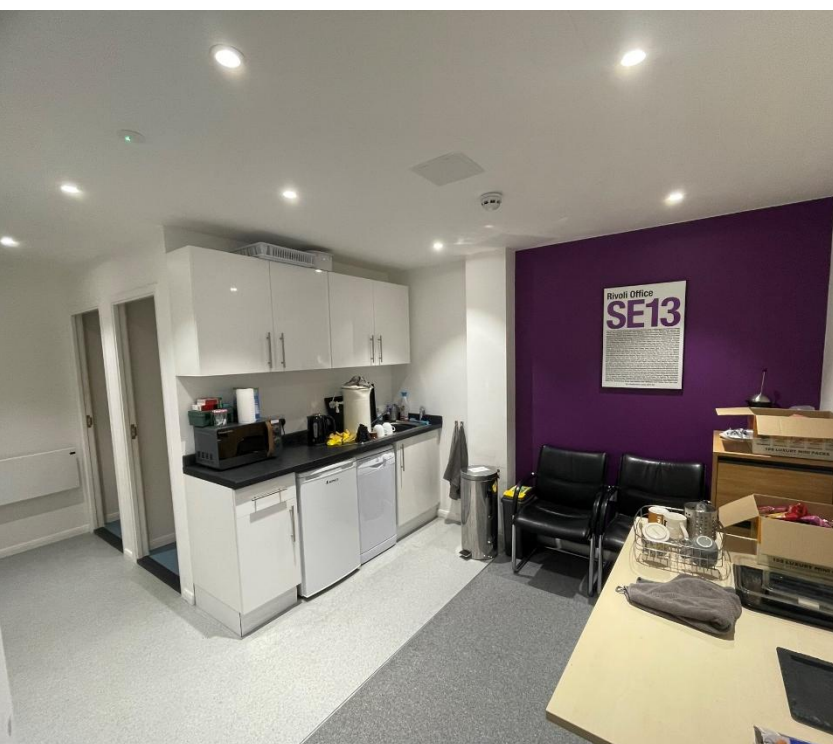
We assume the premises benefits from E Use Class planning consent.

Planning

There are existing planning consents as follows (London Borough of Lewisham):

DC/25/141949 - Conversion of ground floor office/meeting room from (Use Class E) into a self-contained flat 2 bedroom flat - PENDING

Further information can be found on the online planning portal [here](#).



VAT

VAT is not applicable.

EPC

The property has a C rating.

Service Charge & Legal Costs

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

Legal Costs

Each party to pay their own legal costs.

Business Rates

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

Viewings

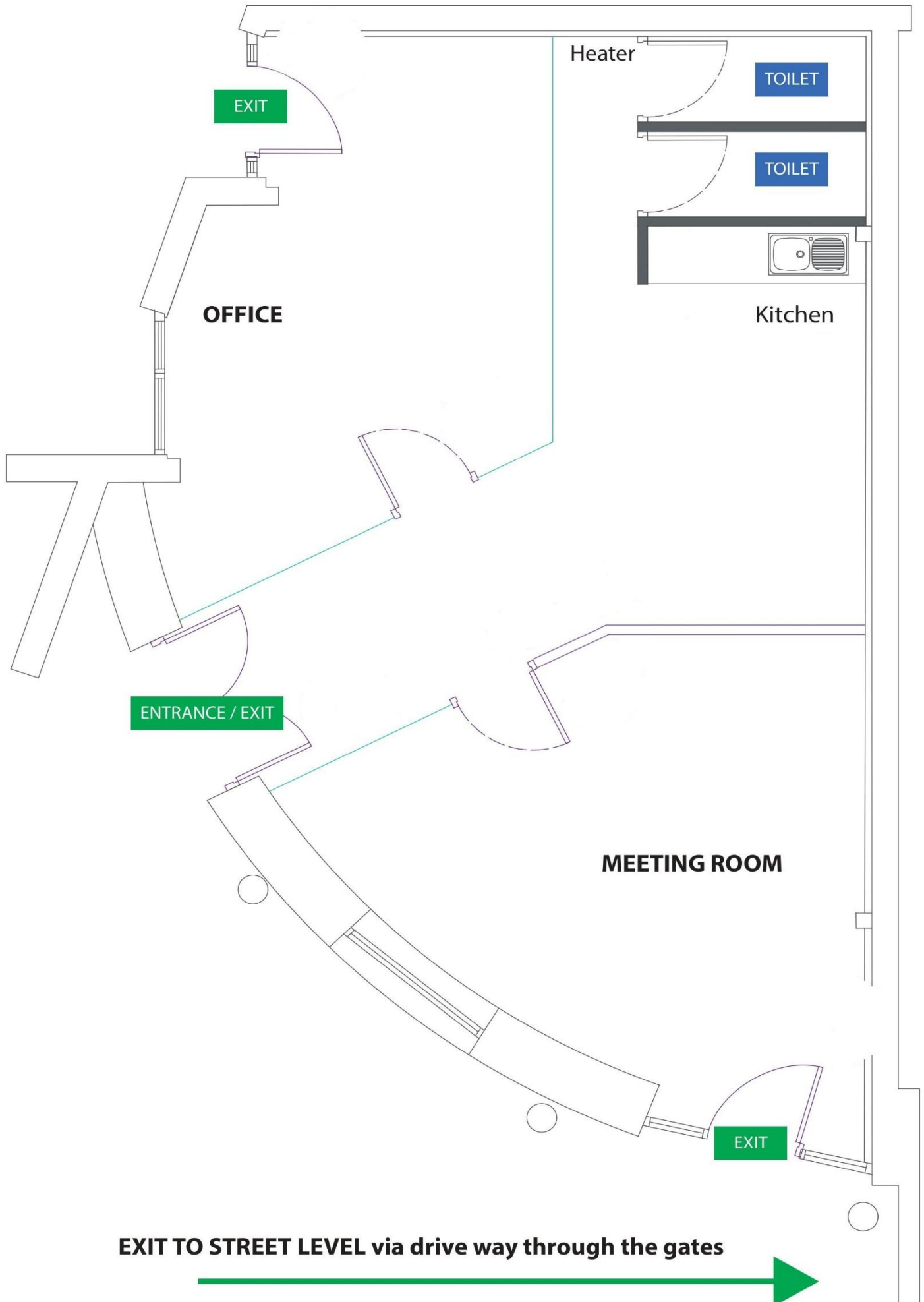
Strictly by prior arrangement with sole agents on 0208 858 9303:

Charlene Nicholls

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Unit E, 59 Ladywell Road
Existing Floor Plan



Unit E, 59 Ladywell Road

Proposed Residential Layout



A :: Proposed Option 5
011 scale: 1:50 at A3

