



james ashley
commercial
property consultants

38 Selhurst Road | **Selhurst** | London | SE25 5QF
MIXED-USE INVESTMENT FOR SALE

38 Selhurst Road | Selhurst | SE25 5QF | FREEHOLD INVESTMENT FOR SALE

- ground, first & second floors, with rear yard/parking
- shop let to *southern co-op*
- three self-contained flats above
- entire building size: 530.46 m² (5,710 ft²) approx.
- combined rental income: £112,343 per annum
- guide price: £1.9m freehold + vat

DESCRIPTION

Prominent period 3-storey corner building, a former public house now trading as a convenience store arranged over the ground floor with a rear yard for deliveries and customer car parking.

The first and second floors comprises a 1 x 1 bedroom flat, a 1 x 2 bedroom flat and a 1 x 3 bedroom flat, with self-contained access from Selhurst New Road.

LOCATION

The property is situated on Selhurst Road (A213), on the corner of Selhurst New Road and between Gloucester Road in Selhurst, South London.

Neighbouring occupiers include The Brit School, Crystal Palace Football Club, Selhurst Medical Centre, Selhurst Train Depot, Pauline Quirke Academy of Performing Arts, Selhurst Sports Arena, Jones Building Supplies and Selhurst Timber, together with a good mix of other independent and local traders.

Selhurst mainline railway station is within walking distance, providing services to London Victoria, London Bridge, Epsom, Caterham, Portsmouth, East Grinstead, Bognor Regis and Littlehampton. There are also buses serving the area located on Selhurst Road.

ACCOMMODATION

Commercial (Ground Floor)	307.50 m ²	3,310 ft ²	
Residential (First & Second)	222.96 m ²	2,400 ft ²	
TOTAL	530.46 m²	5,710 ft²	N.I.A.

TENURE

Freehold, with the benefit of a 15 year Lease let to *Southern Co-Op* from July 2014, with 5 yearly Rent Reviews (2024 Review not implemented), Lease Expiring in 2029.

The flats on the upper parts are rented out on Assured Shorthold Tenancy Agreements, all with Guaranteed Rents. Further information can be provided upon application.

FURTHER INFORMATION

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



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