



James ashley
commercial
property consultants

Unit 1, 20-22 Beardell Street | Crystal Palace | SE19 1TP
SELF-CONTAINED OFFICES FOR SALE

Unit 1, 20-22 Beardell Street | Crystal Palace | SE19 1TP | MODERN OFFICES FOR SALE

- lower ground floor
- 47.84 m² (515 ft²) approx.
- 'e' use class
- currently let on short term basis
- price: £185,000 long leasehold
- rear enclosed courtyard

DESCRIPTION

Open plan offices, located on the lower ground floor of a mixed use building, benefiting from good natural light, gas central heating, double glazing, cat 5 lighting, perimeter trunking, fitted kitchenette, disabled WC, carpeted, lift, video entry phone and enclosed rear terrace.

We understand that the premises have an 'E' Use Class. There is potential to convert the offices into residential - subject to planning and Freeholders consent.

LOCATION

Situated at the top end of Beardell Street, just off Westow Hill in Crystal Palace. Various amenities can be found nearby, including a post office, library, bakery, opticians, hairdressers, supermarket, cinema with numerous restaurants, bars and cafes.

Crystal Palace Park and National Sports Centre is also within walking distance.

Crystal Palace and Gypsy Hill mainline railway and London Overground stations are both approximately 1/3 mile away, providing services into central London. There are also various buses serving the area located on Westow Hill.

ACCOMMODATION

Ground floor	47.84 m ²	515 ft ²	N.I.A.
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TENURE

Long Leasehold (999 years from 2017), benefiting from a new 3 year Licence from May 2024 at a rent of £12,000 per annum, with mutual breaks every 12 months giving 3 months notice. We are advised that the annual service charge is currently £900.

BUSINESS RATES

We understand that the current rateable value is £8,600. Contact Lambeth Council on 020 8315 2255 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the Vendors sole selling agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

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