

# FREEHOLD FOR SALE

## Shop & 1<sup>st</sup> floor flat

*Fully Let prod £30,600 pax*



***107 Manor Road, Lee, London SE12 8LT***

**020 8506 9900**  
[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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**Location**

The property is situated on the east side of Manor Lane, opposite its junction with Longhurst Road. Local shops and amenities are available along Manor Lane, with Lewisham being close by.

Rail services  
Lee Station 0.5 miles  
Hither Green 0.4 miles

**Description & Accommodation**

Comprising a mid terrace building arranged to provide a retail unit on the ground floor and a self-contained 2 bed flat on the first floor.

**Approximate net sizes****Ground Floor**

Shop	350 sq. ft	32.45 sq.m
Store	70 sq.ft	6.5 sq.m
Rear Kitchen	113 sq. ft	10.49 sq.m
Rear Lounge	130.8 sq. ft	12.15 sq.m
Hallway leading to WC & shower	52.74 sq.ft	4.9 sq.ft

**1<sup>st</sup> Floor**

Self-contained residential accommodation comprising, lounge & kitchen Diner, 2 x bedrooms, bathroom WC.

**Tenancies**

The shop is held for a term of 5 years from December 2017 at a passing rent of £15,000 pax  
The flat is held on a yearly AST at a passing rent of £15,600 pax

**Total income £30,600 pax**

**Terms**

Offers sought in the region of **£550,000**

**Legal Costs**

Each party to pay for their own legal fees.

**Viewing**

For further information please contact agents - Countrywide Commercial

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