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## 94 Knights Hill, West Norwood SE27 0JL

**Guide Price: £100,000\***

**Freehold investment shop with 3 flats  
above sold on long leases**



This terraced property is arranged over three floors and comprises of a shop on the ground floor let on a FR&I lease for 5 years from October 2015 at £750 pm (equivalent to £9,000 pa) with three self-contained flats on part ground, first and second floors which have all been sold on long leases; two expiring 24.12.2164 at peppercorn ground rents and one expiring 24.12.2109 with £50pa ground rent (rising). Located on the West side of Knights Hill between Thornlaw Road and St. Julian's within a mixed residential and commercial location and benefitting from the footfall to and from West Norwood main line station. Offered with the benefit of an income producing tenancy, the property would be of interest to investment purchasers.

### ACCOMMODATION

Sales area, Store room, Separate WC. Outside: Front Forecourt, Rear service road access. The Valuation Office Agency shows the Accommodation as: Retail Zone A: 18.28m (196.77ft); Retail Zone B: 12.62m (135.84 ft); Kitchen 1.8m (19.37 ft)

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Lambeth 020 7926 1000  
Rateable Value: £4,950

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN