

LONG LEASEHOLD INVESTMENT FOR SALE

High Yielding Investment For Sale

Ladywell Arches, 59
Ladywell Road, London
SE13 7UT

- Investment opportunity of artisan businesses.
- Active asset management opportunities.
- 7 secure Railway Arches with rear access onto Ladywell Station
- Low Current Gross Income of £63,252 pa
- Gross ERV of £81,488 pa
- Offers invited in excess of £625,000 excl. VAT
- Gross Initial Yield of 9.63%, a Gross Reversionary Yield of 12.40% and a low Capital Value of only £108.19 psf.



Hartnell
TaylorCook

SUBJECT TO CONTRACT

FOR SALE – Long Leasehold Investment Opportunity

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Location

The property is located within the London Borough of Lewisham, just half a mile south west of Lewisham town centre. It is conveniently located directly opposite Ladywell Station. The surrounding area is primarily residential use, while Ladywell itself has a small parade of shops, occupied mainly by boutique independent retailers & businesses. There is a lot of ongoing and proposed residential development in the surrounding area. University Hospital Lewisham is just 300 metres to the south.

The property has exceptional road and public transport links, being situated on Ladywell Road (B236), which links directly to the A21 (0.4 miles) and joins the A20 to London, or out to the M25. Ladywell Station is directly adjoining the site, with frequent trains into central London, including London Bridge, Charing Cross, and Cannon Street (approximately 20-30 mins). There are regular bus routes from Ladywell Station, providing direct links to Shoreditch, Stratford and Victoria, amongst others.

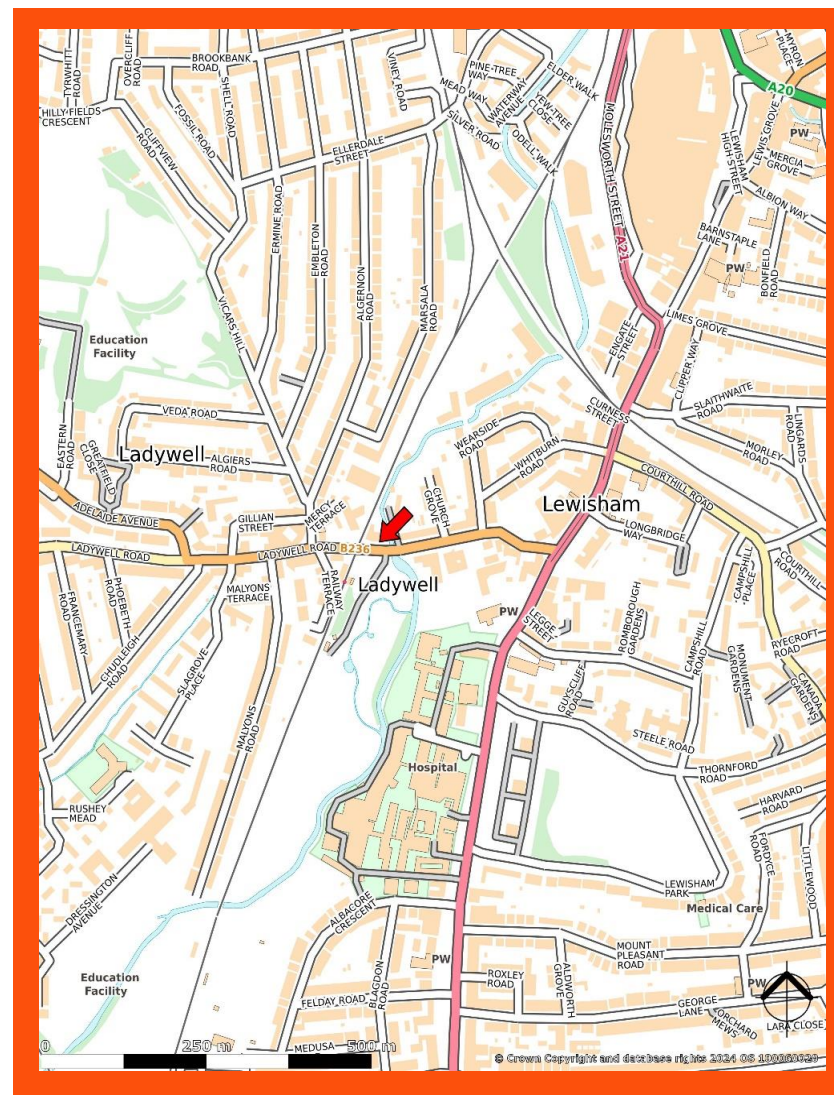
Asset Management Opportunities

There is potential to increase the total income of the site by securing tenants for the vacant arch.

Low level of current rents provides short term opportunity for rental increase at rent review or on new lettings.

Limited capital expenditure to the site has the potential to provide exponential increase in rents.

The rear section of Arch 2 is currently blocked off and not utilised. It backs onto the entrance of Ladywell Station and potential for coffee shop or convenience store.



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Description

The premises comprise seven adjoining arches/vaults of reinforced concrete structural frame directly underneath Ladywell Road, opposite a small residential development site of approximately 14 flats. Vehicular access is served from Ladywell Road and the site is secured by two large steel gates. The majority of the arches have double glazed aluminium frontages with pedestrian doors. Arch six has a secondary pedestrian access to the rear elevation leading onto Lewisham Park and Ladywell station train platform.

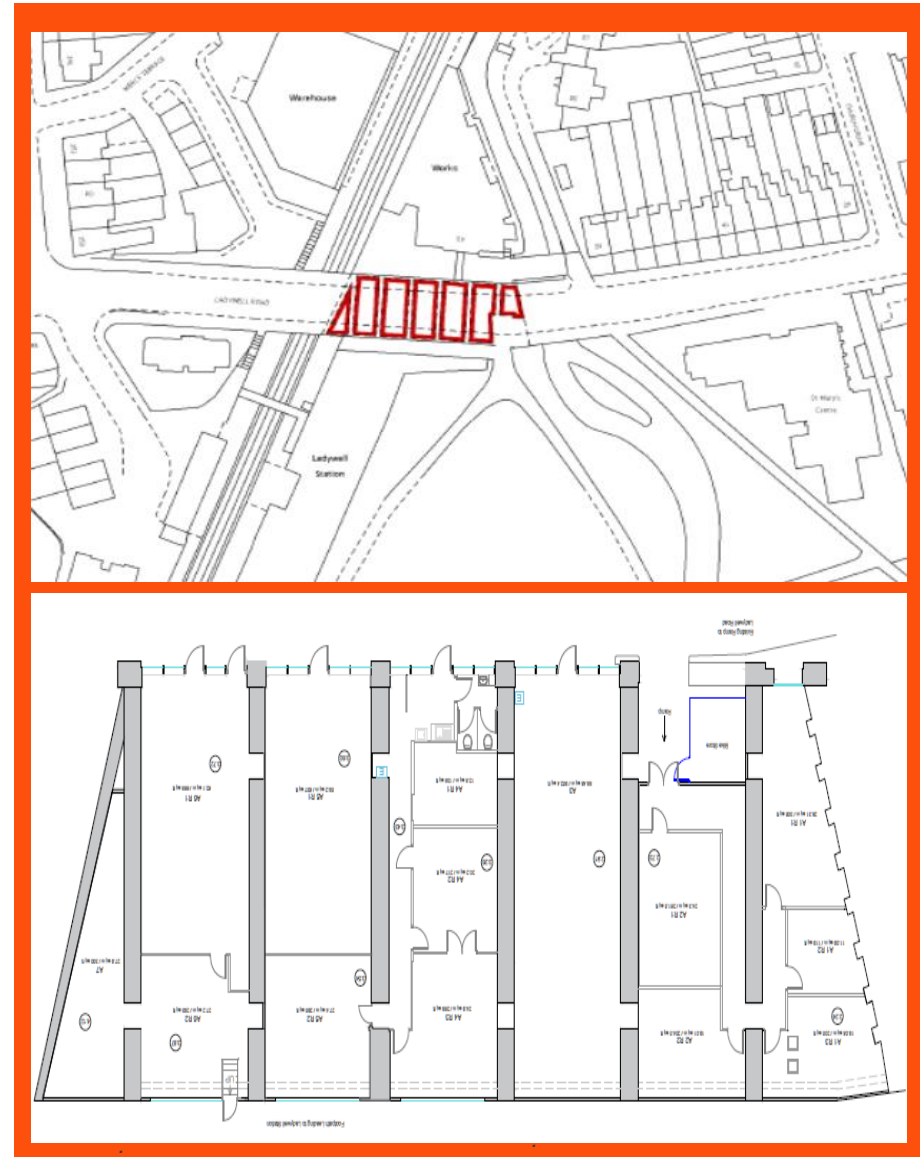
The arches are generally in shell condition with exposed solid concrete floors, walls and ceilings. All the arches have the ability to link with the adjoining arch. Internally, the arches have demountable fibreboard partitioning serving numerous studio/workshop and artistic spaces with suspended fluorescent strip lighting. To the front of Arch 4 are W.C facilities with a small kitchenette serving the all arches.

Accommodation

The arches/studios have the following approximate gross internal floor areas.

Studio	Sq.Ft.	Sq.M
Arch 1	684	63.50
Arch 2	937	87.06
Arch 3	956	88.94
Arch 4	975	90.57
Arch 5	974	90.48
Arch 6	972	90.30
Arch 7	279	25.96
TOTAL	5,777	536.71

Interested parties are encouraged to take their own check measurements.



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Tenure

The property is held on a long lease of 199 years from 27th November 2001 (c.176.5 years remaining), expiring 26th November 2200 from the Mayor and Burgesses of the London Borough of Lewisham at a peppercorn rent.

Tenancies

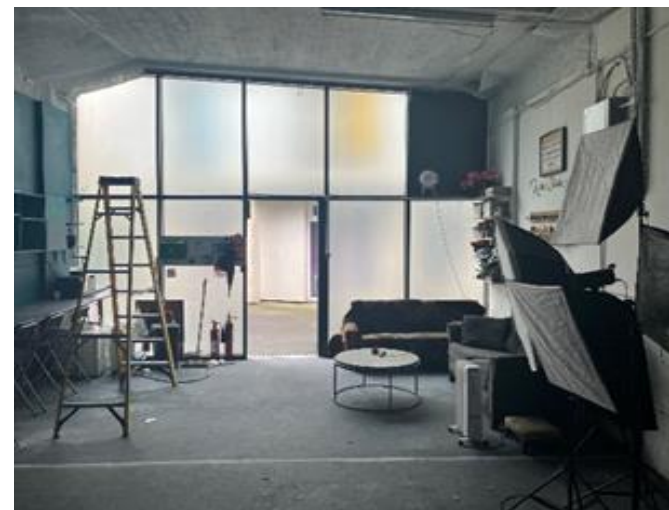
The arches are let in whole or in part to a variety of individual artisan and artistic occupiers, on a series of annual licences inclusive of Utilities bills. Full details of all licences and occupational terms are available in the Data Room. The aggregate rental achieved for each Arch are outlined in the table below.

Studio	Rent P.A.	Rent P.S.F.	ERV (£16psf)
Arch 1	Vacant	£0	Limited Height
Arch 2	£8,976	£9.57	£14,992
Arch 3	£8,400	£8.78	£15,296
Arch 4	£12,150	£12.46	£15,600
Arch 5	£12,450	£12.78	£15,584
Arch 6	£16,776	£17.26	£15,552
Arch 7	£4,500	£16.12	£4,464
TOTAL	£63,252		£81,488

Landlord Costs

Approximate landlord costs per annum are £7,740, consisting of electricity, Wifi, Insurance and Maintenance. Full costs are available in the Data Room. All tenants pay their own Rates.

Net Income is currently **£55,512 pax** and Net ERV is **£73,748 pax**.



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Price

Offers are sought in excess of **£625,000 (Six Hundred and Twenty Five Thousand Pounds) excl VAT** for the long leasehold interest, providing a Gross Initial Yield of 9.63%, a Gross Reversionary Yield of 12.40% and a low Capital Value of £108.19 psf.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs.

EPC

D (96), valid until 18th September 2026

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

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SUBJECT TO CONTRACT

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