



58 LONDON ROAD, FOREST HILL, LONDON SE23 3HF

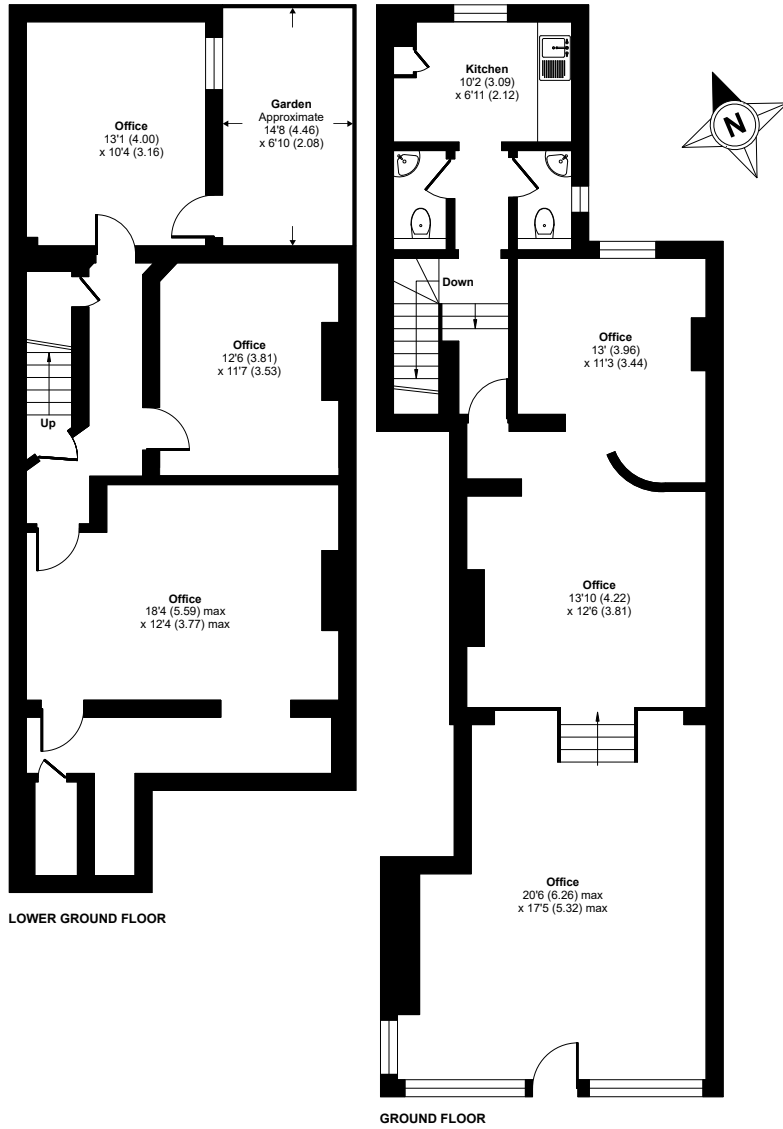
FREEHOLD COMMERCIAL INVESTMENT OPPORTUNITY FOR SALE



# London Road, Forest Hill, SE23

Approximate Area = 1597 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). ©cheom 2026. Produced for Acorn Group. REF: 1432722



- Freehold commercial investment opportunity
- Ground floor unit let to Acorn Estate Agency Group/LRG
- Flat above sold off on long lease
- Producing £28,000 PA
- Prominently located on London Road in the heart of Forest Hill
- Guide price £375,000 (8% gross yield)

### Description

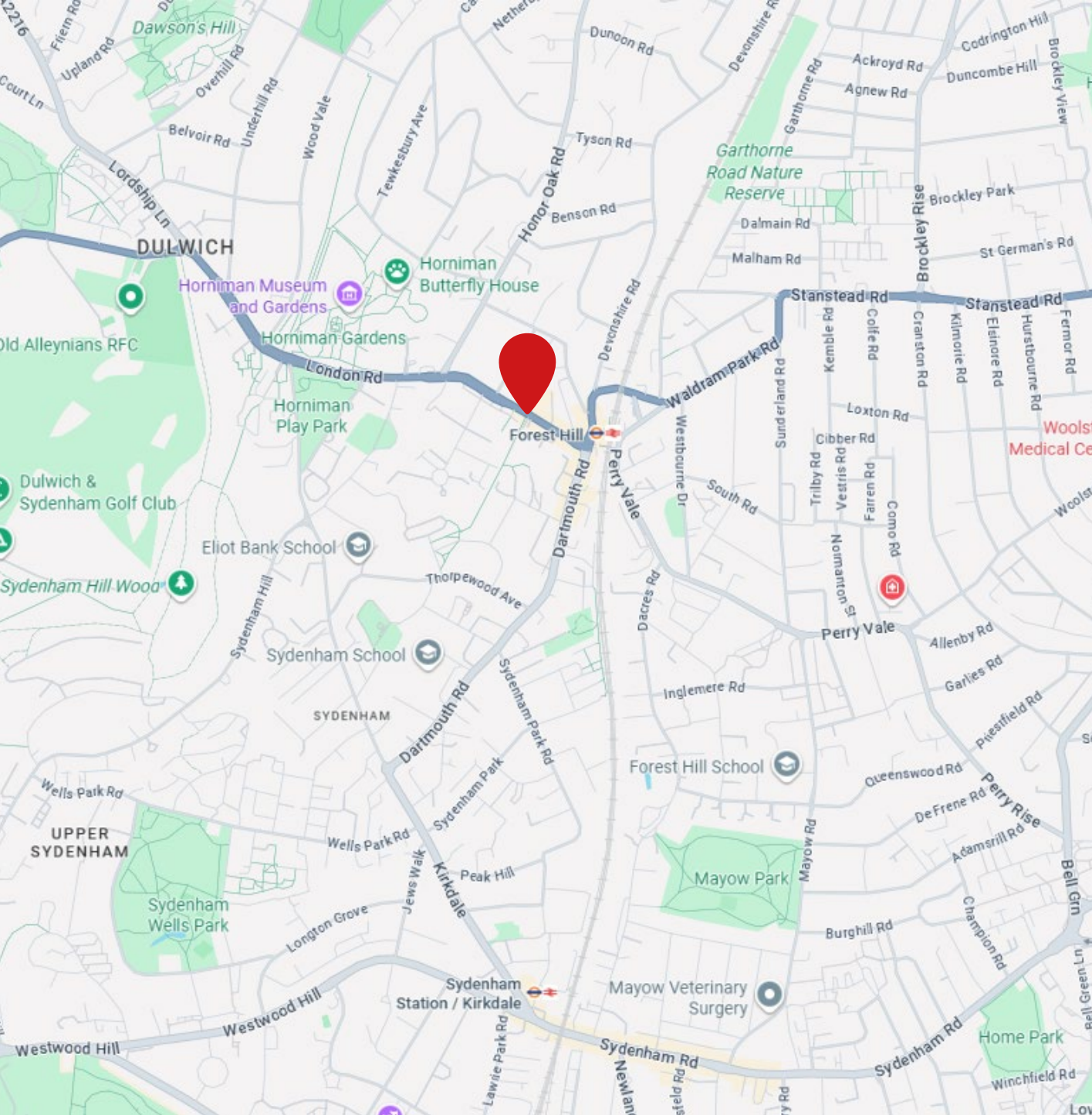
An excellent opportunity to acquire a freehold commercial investment in the popular Forest Hill, comprising a ground floor commercial unit measuring 1,597sqft, with residential accommodation above, the latter having been sold off on a long lease, producing a secure and attractive income.

The ground floor commercial/retail unit is let to Acorn Estate Agents, part of the Leaders Romans Group (LRG), at a current rent of £27,750 per annum. The premises are held on a 15-year lease to LRG from 1 October 2013. LRG is a well-established national estate agency and property services business, providing covenant strength and income security.

The residential flat above, accessed separately to the side of the commercial unit, has been sold off on a long lease and does not form part of the sale, aside from the benefit of the ground rent income of £250 per annum. The total current income is £28,000 per annum.

The property is offered at a guide price of £375,000, reflecting a gross yield of 8%.





## Location

The property is situated on London Road, a well-established and busy thoroughfare in Forest Hill (SE23), forming part of the main route linking Forest Hill, Catford and Lewisham. The surrounding area is predominantly mixed-use, comprising a blend of residential properties, independent retailers and local amenities.

Forest Hill town centre is close by and provides a range of shops, cafés and services. Forest Hill Station offers excellent transport connections via London Overground and National Rail services, providing regular links to London Bridge, Canada Water, Shoreditch and Highbury & Islington. The location benefits from strong local footfall and good public transport accessibility, making it attractive to both commercial occupiers and residents.



**Shoreditch High Street**  
c22 mins



**Highbury & Islington**  
c35 mins



**Surrey Quays**  
c12 mins



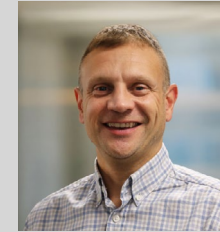
**Whitechapel**  
c20 mins

## Further Information

<b>Terms</b>	Guide price: £375,000 (8% yield).
<b>VAT</b>	We understand that VAT is not applicable on the sale price.
<b>EPC</b>	The commercial EPC sits within band D.
<b>Available On Request</b>	Additional Photography, Commercial EPC, Land Registry Title & Register.
<b>Viewings</b>	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.



## Contact



**Tom Luck**

020 8315 5454  
commercial@acorngroup.co.uk



**Daniel Dennis**

020 8315 5454  
commercial@acorngroup.co.uk



Are you registered to receive our latest opportunities? Scan to register!

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.