



124/126 St Mildreds Road, LEE, SE12 0RG

Well positioned retail shop TO LET

020 8681 2000 | info@hnfproperty.com



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124/126 St Mildreds Road, LEE, SE12 0RG

£24,500 Per Annum Exclusive

LOCATION: - The property is situated fronting St Mildreds Road which forms part of the South Circular Road (A205). on a corner position with Verdant Lane.

The property is in a prominent position benefiting from considerable passing vehicular traffic and an amount of pedestrian flow generated by nearby retailers.

The surrounding area is a densely populated residential catchment which the parade is able to serve. The property shares the block with a mixture of specialist retailers and service industries and the property would suit a variety of business.

DESCRIPTION: - The property comprises a ground floor lock-up shop, most recently used as a musical instrument shop. The unit is formed of an open plan sales area with WC and storerooms to the rear.

ACCOMMODATION:

| | |
|----------------|---|
| Internal width | 9.67m |
| Shop depth | 10.46m |
| Sales area | 78.05m ² (840ft ²) |
| Internal WC | |

Figures relating to accommodation are approximate and rounded up for the purpose of guidance. They should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE: - The property is to be offered under a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class E of the current Use Classes Order and is considered suitable for a variety of retail uses.

RENT/PRICE: - An initial rent of £24,500 (Twenty-four thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £16,250.00. Interested parties should contact the local authority to confirm the rates payable.

EPC RATING: - The property has an energy performance certificate rating of 69 within Band C.

VAT: - VAT may be chargeable on rent and other outgoings. Enquiries should be made of the agents in this regard.

www.tax.service.gov.uk/business-rates-find/search

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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