TO LET

199 Perry Vale, London, SE23 2JF



Class E business premises to let

A ground floor Class E business premises to let under a new lease within a Grade II listed building.

TO LET

£28,500

per annum exclusive

hnf Property

0208769 0161

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Description

The premises comprises a largely open ground floor business space. There is a magnetic lock entrance (not tested), accessible WC and a private office. The premises further benefits from a secondary exit leading onto a communal yard space. The property was most recently used as an office space but is considered suitable for a variety of uses such as some leisure uses, quasi medical and professional services.

Location

199 Perry Vale occupies a prominent position on Perry Vale which is a bus route. The property shares the locality with an array of amenities, with a variety of multiple operators (such as William Hill & Premier off licence) as well as some independent retailers. Forest Hill Station is within easy reach, while the surrounding area is a densely populated residential catchment which the premises is able to service.

Accommodation

Internal Width	8.3m (27ft) approximately
Maximum Depth	17.2m (56ft) approximately
Gross internal Area	142.76m2 (1536ft2) approximately
Front sales area	36.88m² (397ft² approx.)
Private office	8.12m (87ft2)
WC	x2

Tenure

A new FRI lease is available, the length of which is to be negotiated.

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Rent

£28,500 (Twenty eight thousand five hundred pounds) **per annum exclusive** is sought.

EPC

A new EPC Has been commissioned and will be made available upon request.



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Business Rates

The property has a rateable value of £29,750. Interested parties should make enquiries of the local authority regarding the rates payable.

VAT

All capital figures quoted are exclusive of VAT .

Use / Planning

We understand that the premises currently falls within class E of the town and country planning use classes order. Interested parties should make enquiries of the local authority with regard to their intended use prior to offer.

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Contact

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