
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
£32,000
per annum exclusive



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	142.76m ² (1536ft ²) approximately
Front sales area	36.88m ² (397ft ² approx.)
Private office	8.12m (87ft ²)
WC	x2

Tenure

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

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Rent

£32,000 (Thirty Two thousand pounds) **per annum exclusive** is sought.

EPC

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











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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