TO LET

52 Anerley Hill SE19 2AE



Corner premises with basement stores & mezzanine floor

A corner premises with basement stores and mezzanine floor to let under a new lease.

TO LET

£25,000

per annum plus VAT

hnf Property

0208769 0161

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Description

The property comprises a prominent commercial premises occupying a corner position on Anerley Hill, benefitting from excellent visibility and strong passing vehicular traffic. The property provides versatile accommodation suitable for a range of commercial uses. The property is partitioned as a ground floor sales area, basement stores and a mezzanine floor for additional seating. The property has most recently been used as a community centre but is considered for a variety of uses such as some retail, quasi medical and some leisure uses.

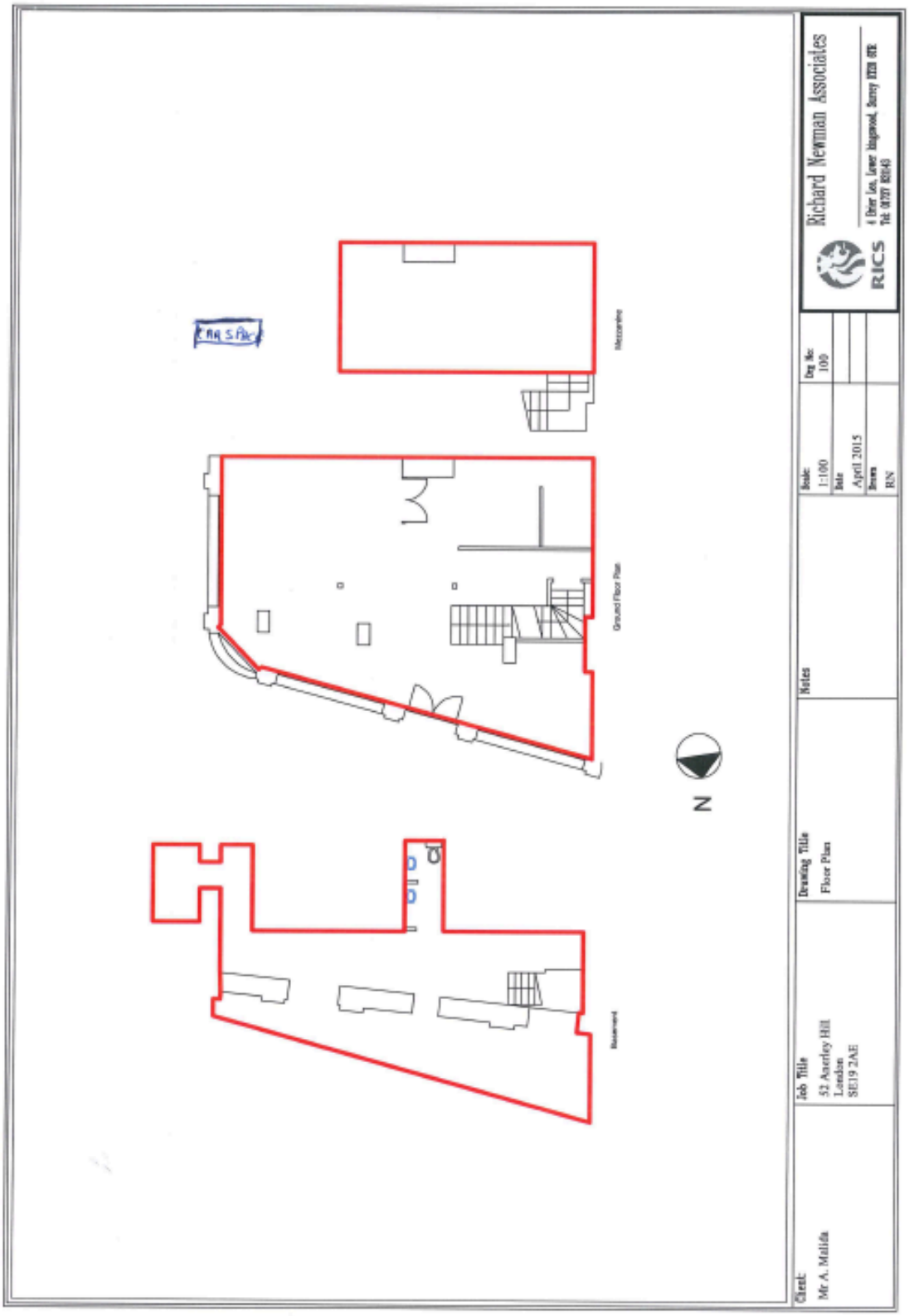
Location

The property occupies a prominent position on Anerley Hill, linking the established residential and commercial areas of Anerley and Crystal Palace. The property benefits from good levels of passing vehicular and pedestrian traffic, with a mix of independent businesses and local amenities nearby. Crystal Palace Triangle is within easy reach, providing a vibrant selection of shops, cafés, restaurants and leisure facilities. Crystal Palace railway station is within striking distance and Anerley station is under a mile away. There are short term parking bays at the front of the property promoting quick stop trade. The surrounding area is a densely populated residential catchment which the premises is able to service.

Accommodation

GROUND FLOOR

Gross frontage	9.807m (32ft) approx.
splayed frontage	1.7m (5ft) approx.
Return frontage	6.08m (20ft) approx.
Internal width	9.4m (30ft) approx.
Maximum depth	8.9m (29ft) narrowing to 7.6m (24ft) approx.
Maximum ceiling height	5m (16ft)
Mezzanine floor	25.92m2 (279ft2)
Sales area	70.5m (758ft2) approx.
WC	
Basement stores	


Richard Newman Associates
RICS
Client:
Mr A. Malida
Job Title
52 Anerley Hill
London
SE19 2AE
Drawing Title
Floor Plan
Notes
Scale:
1:100
Date
April 2015
Drawn
RN
Dwg No:
100
Mezzanine
Ground Floor Plan
Basement
N

Business Rates

The property has a rateable value of £22,500.

Interested parties should make enquiries of the local authority with regards to the rates payable.

EPC

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

Tenure

The property is to be offered by way of a new lease, the length of which is to be negotiated.

Rent

An initial rent of **£25,000** (Twenty five thousand pounds) **per annum plus VAT** is sought.

VAT

We understand that the premises is not elected to VAT.

Use / Planning

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

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Contact

Franco Migliore
Agency Director
Enquiries@hnfproperty.com
0208 769 0161

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