

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



0208769 0161

hnfproperty.com

Specialist Advice on all property matters

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	25.92m ² (279ft ²)
Sales area	70.5m (758ft ²) approx.

WC

Basement stores

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 the property would fall within Class E and has been used for several years as a restaurant specialising in Thai food. The property has extraction equipment installed, for which planning was granted in 2013.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

Contact

Franco Migliore

Agency Director

Enquiries@hnfproperty.com

0208 769 0161

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.