

TO LET

62 High Street, London SE25 6EF



**A prominent low-cost
shop under a new lease**

A prominent low-cost shop to let
available under a new lease.

TO LET
£9,750
per annum exclusive



0208769 0161

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Description

The property comprises a ground floor lock-up shop with a storage basement. The property is considered suitable for a variety of trades. The property has a double-glazed shop front with security shuttering. The property has an internal WC.

Location

The property is situated fronting High Street, South Norwood in a prominent secondary location in a popular area. High Street, South Norwood is a busy link between South Norwood and Elmers End and beyond and the property benefits from vast quantities of passing vehicular traffic including a number of bus routes. South Norwood is a densely populated residential catchment which the parade is in a position to service.

Accommodation

Gross frontage	4.7m (15ft)
Internal width	4.7m (15ft)
Max shop depth	6.2m (20ft)
Sales area	29.1m ² (313ft ²)
Restricted heigh basement	2.73m ² (29ft ²)

WC

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 **£9,750** (Nine thousand, seven hundred and fifty pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 81 within Band D.





Business Rates

The property has a rateable value of £10,000. Interested parties should make enquiries of the local authority with regard to the rates payable.

VAT

We are advised that the subject property is not elected to VAT.

Use / Planning

We understand that the premises falls within class E of the town and country planning use classes order. The property is considered suitable for a variety of uses including retail, office, leisure and medical and quasi medical.

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

Contact

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