



## 2B Anerley Station Road, London, SE20 8PT

Shop/Office to Let just a few minutes from Anerley Station available at a competitive rent of £8,500 per annum exclusive

020 8681 2000

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specialist advice on all property matters



# 2B Anerley Station Road, London, SE20 8PT

## Rent £8,500 per annum exclusive

**LOCATION:** - The property is situated with a frontage to Anerley Station Road, just off Anerley Road virtually within sight of Anerley Station. The property is therefore within walking distance of the station but is also visible from Anerley Road itself. Anerley Station Road contains a number of pay and display car parking bays and there is unrestricted parking slightly further afield. Anerley Station Road is traffic light controlled onto Anerley Road and therefore a good deal of vehicular traffic is forced to stop virtually immediately outside the unit.

**DESCRIPTION:** - The property comprises a lock-up shop fronted premises most recently used as an office. The property is fully self-contained with its own front door, has laminate flooring, suspended ceiling and recessed lighting and electric night storage heaters (not tested). There is natural light from a window at the rear and good ceiling heights. There is an internal kitchenette area and a dedicated WC. The property is considered suitable for a variety of uses.

**ACCOMMODATION:**

Gross frontage	2.71m
Internal width	2.71m widening to a max of 4.31m
Maximum depth	11.2m
Overall floor area	40m <sup>2</sup> (430ft <sup>2</sup> approx. incorporating kitchenette area)
Internal WC	

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

**USE/PLANNING:** - We understand the property falls within Class A2 (Retail/Office) at the current Use Classes Order and was most recently used as an office.

**RENT/PRICE:** - An initial rent of £8,500 per annum exclusive is sought.

**EPC RATING:** - The property has an Energy Performance Certificate rating of 62 within Band C Rating.

**BUSINESS RATES:** - The property has a ratable value of £4,050. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.



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Viewings by prior arrangement - call our team for more information

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