



417 Beulah Hill, London SE19 3HB

Shop to let with Class A3/A5 catering use NO PREMIUM

020 8681 2000

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specialist advice on all property matters

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£15,000 pa Leasehold

LOCATION: - The property is located on the busy junction known as Crown Point in Norwood and leads on to Beulah Hill (A215), a busy road from South Norwood leading up to Crown Point then continuing down into Knights Hill and into West Norwood. There are a number of bus routes into Crown Point from Streatham, South Norwood and West Norwood. The four road junction has a parade of shops on all corners comprising of multiples (Tesco Express) and local traders. Next but one to the shop, there is a new Lidl store being constructed which opens at the beginning of 2019. It is a densely populated residential area and also includes a number of schools to which the unit will benefit from the constant pedestrian footfall.

DESCRIPTION: - The property comprises of a lock-up shop which previously traded as a take-away and benefits from rare Class A3/A5 catering use. The property is offered with vacant possession; however there is an extractor system that has been left at the property (untested).

The property benefits from PVC, double doors and remote electric security roller shutters. To the rear of the property there is a small storeroom and WC.

ACCOMMODATION:

Net frontage	2.9m	(9.5ft)
Shop depth	12.9m	(42.3ft)
Net sales area	37.84m ²	(407ft ²)

Small store & WC to the rear

USE/PLANNING: - We understand the property falls within Class A3/A5 (Catering use) of the current Town & Country Planning (Use Classes) Order and would suit a variety of catering trades.

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

RENT: - An initial rental of £15,000 per annum exclusive is sought.

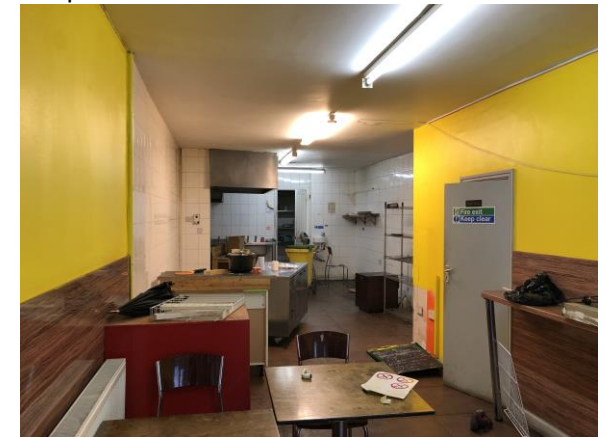
BUSINESS RATES: - The property has a ratable value of £5,200. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 50 within Band B Rating.

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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