

Bijou Nails
bijou-nails.co.uk 020 8857 3342

Lee Cars
24 hr Minicab Service
020 8851 5333
www.leecars.co.uk

LEE CARS SERVICE
MINI CAB OFFICE
020 8851 5333

020 8851 5333 24 HRS



35a Burnt Ash Hill, London, SE12 0AE

A well-positioned ground floor lock up shop to let under a new lease



020 8681 2000 | info@hnfproperty.com

specialist advice on all property matters



35a Burnt Ash Hill, London, SE12 0AE

Rent: £13,000 per annum exclusive plus VAT

LOCATION: -

The property is situated fronting Burnt Ash Hill between Lee Green Station and the South Circular Road. Burnt Ash Hill is a busy thoroughfare and bus route and the property benefits from considerable passing vehicular traffic and an amount of pedestrian flow generated by nearby retailers and the proximity to Lee Station. There is temporary parking in front of the parade promoting quick stop trade.

The surrounding area is a densely populated residential catchment which the parade is able to service. The property shares the parade with a mixture of specialist retailers and service industries and the property would suit a variety of businesses.

DESCRIPTION: -

The property comprises a ground floor lock up shop most recently used as a taxi office. The unit is formed of a sales area, rear ancillary and a WC.

ACCOMMODATION: -

Gross frontage	3.415m (11ft) approx.
Internal width	3.415m (11ft) approx.
Shop depth	8.015m (26ft)
Sales area	27.32m ² (294ft ²) approx.
Ancillary WC	7.2m ² (77ft ²) approx.

TENURE: -

The property is to be offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING: -

We understand the property currently falls within Sui Generis of the current Town and Country Planning (Use Classes) Order.

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

BUSINESS RATES: -

The property has a rateable value of £8,800. Interested parties should contact the Local Authority to confirm the rates payable.

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

Interested parties should make enquiries of the local authority in respect of the rates payable.

EPC RATING: -

The property has an EPC rating of 42 within band B.

VAT: -

We understand from our client that the premises is not elected to VAT.

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 23/09/2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

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

Date: 23/09/2024



specialist advice on all property matters