



37 Burnt Ash Hill, Lee, London, SE12 0AE

Well positioned retail shop with large forecourt frontage TO LET



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Rent £24,500pa

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 unrestricted parking directly in front of the parade and this encourages quick-stop trade. The surrounding area is a densely populated residential catch 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 for white goods sales. The property has electric security shuttering across the entire frontage, solid floors, suspended ceiling and internal WC. There is a large rear window/door also secured with steel security shuttering which, when open, will ensure the shop unit has excellent

natural light. The property is set behind a useful forecourt which is ideal for external display for enhanced visibility.

ACCOMMODATION

Internal Width	6.55m	21'6
Shop Depth	9.85m	32'4
Sales Area	64.5m	694ft ² (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered under either 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 Class A1 (General Retail) of the current Use Classes Order and is considered suitable for a variety of retail uses.

RENT: - An initial rent of £24,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £13,250. 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 109 within Band E.

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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