



## 5 & rear of 7 Central Hill, SE19 1BG

Shop with basement and rear workspace / storage and a dedicated yard.

020 8681 2000

info@hnfproperty.com



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# 5 & rear of 7 Central Hill, London, SE19 1BG

## £22,500 per annum exclusive

**LOCATION:** - The property is situated fronting Central Hill in Upper Norwood, close to its junction with Gipsy Hill and Westow Street just outside the very centre of the Crystal Palace Triangle. Central Hill is a busy thoroughfare and bus route linking Upper Norwood with Crown Point and beyond to Streatham and the property is highly visible to passing vehicular traffic, much of which is obliged to stop at the nearby traffic lights. There is a fair amount of pedestrian foot flow generated by a densely populated residential catchment as Central Hill is an approach road into Upper Norwood. The property is within walking distance of Gipsy Hill mainline station and numerous bus routes service the vicinity.

**DESCRIPTION:** - The property comprises a shop unit with basement store room, rear workshop, covered yard and a further open yard. There is vehicular access via a service road entered from Westow Street. There are WC facilities provided in the basement and the storage basements have full height in most

### **ACCOMMODATION:**

Overall frontage	5m
Internal width	4.4m
Front sales area	19.36m <sup>2</sup> (208ft <sup>2</sup> ) approx.
Additional retail sales	20.48m <sup>2</sup> (220ft <sup>2</sup> ) approx.
Overall sales area	39.84m <sup>2</sup> (429ft <sup>2</sup> ) approx.
Workshop space	31.82m <sup>2</sup> (345ft <sup>2</sup> ) approx.
Covered yard workspace / store	84m <sup>2</sup> (900ft <sup>2</sup> ) approx.
Basements	28.88m <sup>2</sup> (310ft <sup>2</sup> ) approx.
Rear yard	32.34m <sup>2</sup> (350ft <sup>2</sup> ) approx.

**USE/PLANNING:** - We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and has been used for many decades as a cycling retail shop and repair centre. The property is considered suitable for a wide variety of uses including some that may require a change of use subject to any necessary consents.

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

**RENT/PRICE:** - £22,500 per annum exclusive is sought for the entirety.

**BUSINESS RATES:** - Due to the property being split the ratable with have to be reassessed.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - 5 Central Hill has an Energy Performance Certificate rating of 69 within Band C Rating and 7 Central Hill has a rating of 79 within Band D.

**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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