
To LET

7-8 High Street, South Norwood, SE25 6EP



Public House

A triple fronted former public house in the heart of South Norwood to let under a new lease.



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Description

The property comprises a triple fronted former public house suitable for re establishment or possible alternate uses subject to any necessary consents. The property currently has two double door accesses, excellent ceiling heights, and good natural light. There are two fire escapes to the rear of the property at ground level leading onto the rear yard. The property retains a good-sized bar and commercial kitchen.

There is a WC at ground floor level. Extraction equipment and space for a dumbwaiter remains within the kitchen area. None of the equipment has been tested. There is a sizeable basement area accessed by two staircases which currently contains male and female WC's, some ancillary space and a beer cellar.

Location

The property is situated fronting the High Street in the heart of South Norwood. The property is a stone's throw from Norwood Junction overground station and benefits from vast quantities of passing vehicular traffic (which is particularly heavy during rush hour periods) and strong pedestrian foot flow. The High Street is a link road between South Norwood, Penge and beyond and is a bus route. Nearby occupiers include Coral, Ladbrokes, Greggs, Subway and Costa Coffee. The local area is a densely populated residential catchment which the property is well positioned to service.

Accommodation

Gross frontage

16.95m (56 ft)

Basement

229.70m² (2472 ft²) Gross internal area approx.

Ground Floor

246.17m² (2649 ft²) Gross internal area approx.

Yard

29.15m² (313 ft²) approx.

Tenure

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

Rent

An initial rent of **£60,000 (Sixty thousand pounds) per annum exclusive** is sought.



EPC

The property has an EPC rating of 48 within Band B.

Business Rates

The property has a rateable value of £24,500. Interested parties should contact the local authority to confirm the rates payable.

<https://www.tax.service.gov.uk/business-rates-find/search>

VAT

We understand that the premises is elected to VAT.

Use / Planning

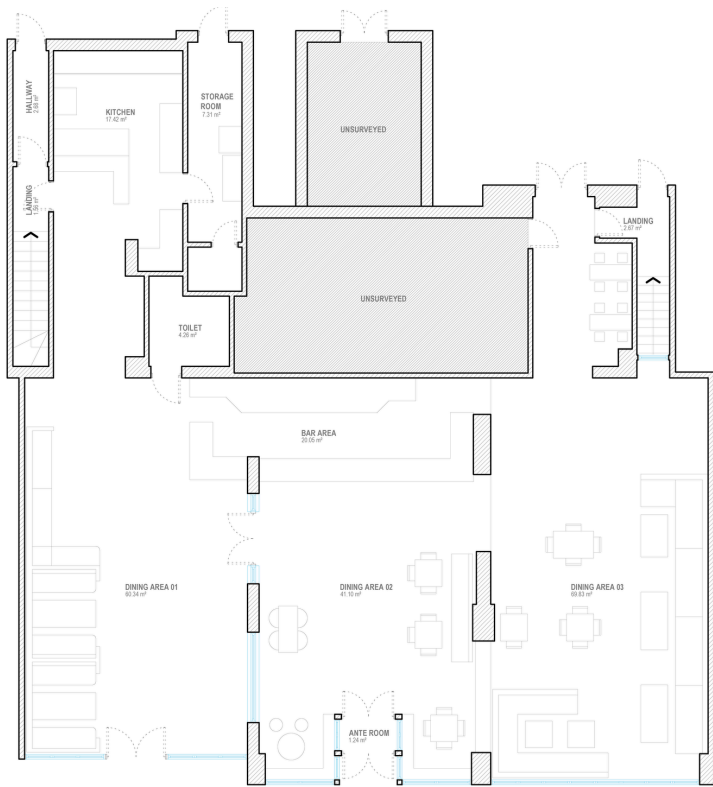
We understand the property retains planning consent as a public house but is considered suitable for a variety of uses including a number within Class E of the latest Town and Country Planning (Use Classes) Order. The landlords are prepared to apply for such a use as required.

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

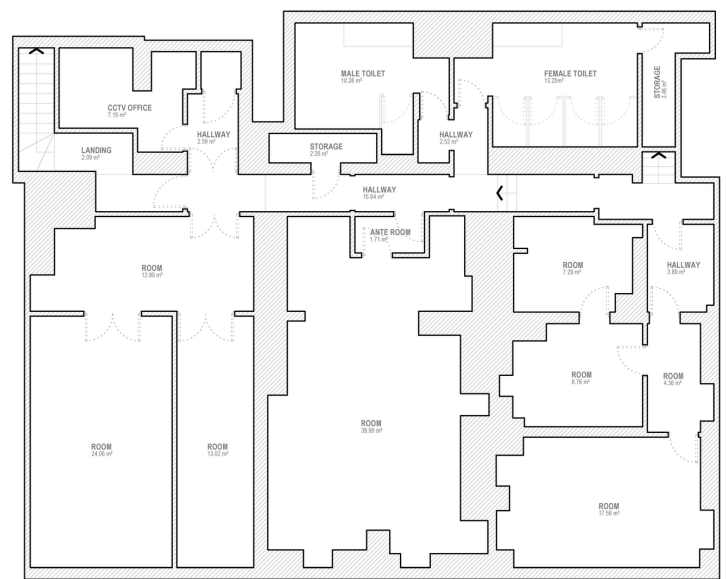
Contact

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Ground Floor



Basement Floor

