

TO LET

2B Anerley Station Road, London, SE20 8PT



**Class E premises to
let under a new lease**

A class E business premises to let a
stones throw from Anerley Station
under a new lease.

RENT

£10,000

per annum exclusive



0208769 0161

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Description

The property comprises a lock-up shop fronted premises most recently used as an office. The property is fully self-contained with its own front door, has laminate flooring, suspended ceiling and recessed lighting. There is natural light from a window at the rear and good ceiling heights. The property is considered suitable for a variety of uses.

Location

The property is situated with a frontage to Anerley Station Road, just off Anerley Road virtually within sight of Anerley Station. The property is therefore within walking distance of the station but is also visible from Anerley Road itself. Anerley Station Road contains a number of pay and display car parking bays. Anerley Station Road is traffic light controlled onto Anerley Road and therefore a good deal of vehicular traffic is forced to stop virtually immediately outside the unit.

Accommodation

Gross frontage	2.71m
Internal width	2.71m widening to a max of 4.31m
maximum depth	11.2m
Overall floor area	40m ² (430ft ² approx.)
Internal WC	

Tenure

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

Rent

An initial rent of **£10,000** (Ten thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 62 within Band C.

Business Rates

the property has a rateable value of £7,500. **Interested parties should make enquiries of the local authority with regard to the rates payable.**

VAT

All capital figures quoted are exclusive of VAT

Use / Planning

Use/ planning- we understand that the property currently falls within class E 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.





Contact

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