



## 2 Pump House, 22 Station Road, London, SE25 5FJ

A 746ft2 Class E unit to let close to Norwood Junction Station and available under a new lease

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# 2 Pump House, 22 Station Road, South Norwood, London, SE25 5FJ

## £22,500 Per Annum Exclusive plus VAT

**LOCATION:** - The property is situated with a visible frontage to Station Road, just a few moments' walk from Norwood Junction station, and benefitting from the foot flow therefrom. The property adjoins an Aldi supermarket which enhances foot flow to the locality. There are short-term parking bays accessible on Station Road and on nearby Cargreen Road which further enhances pedestrian traffic. There is an extremely densely populated residential catchment in the surrounding area which the trading location is able to service.

**DESCRIPTION:** - The property comprises a newly built shell unit available for tenant's fit-out. The property will benefit from new shop fronts, 3-phase power to a head, drainage and water to new heads and solid floors and high ceilings throughout. The property is considered suitable for a wide variety of businesses in retail, service or specialist sectors.

### **ACCOMMODATION:**

Total area – 85.05m<sup>2</sup> (746<sup>2</sup>) approx.

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

**USE/PLANNING:** - We understand the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order and is considered suitable for a variety of operations. These may include retail, retail office, medical and quasi-medical and some leisure uses.

**RENT:** - An initial rent of £22,500 per annum exclusive is sought.

**BUSINESS RATES:** - The property is yet to be assessed for business rates. A new ratable value will be set by the Valuation Office Agency.

**EPC RATING:** - A new EPC has been commissioned and will be made available once received.

**VAT:** - We understand that VAT is to be chargeable in respect of rents and other outgoings.

**LEGAL COSTS:** - Each party to bear its own legal costs.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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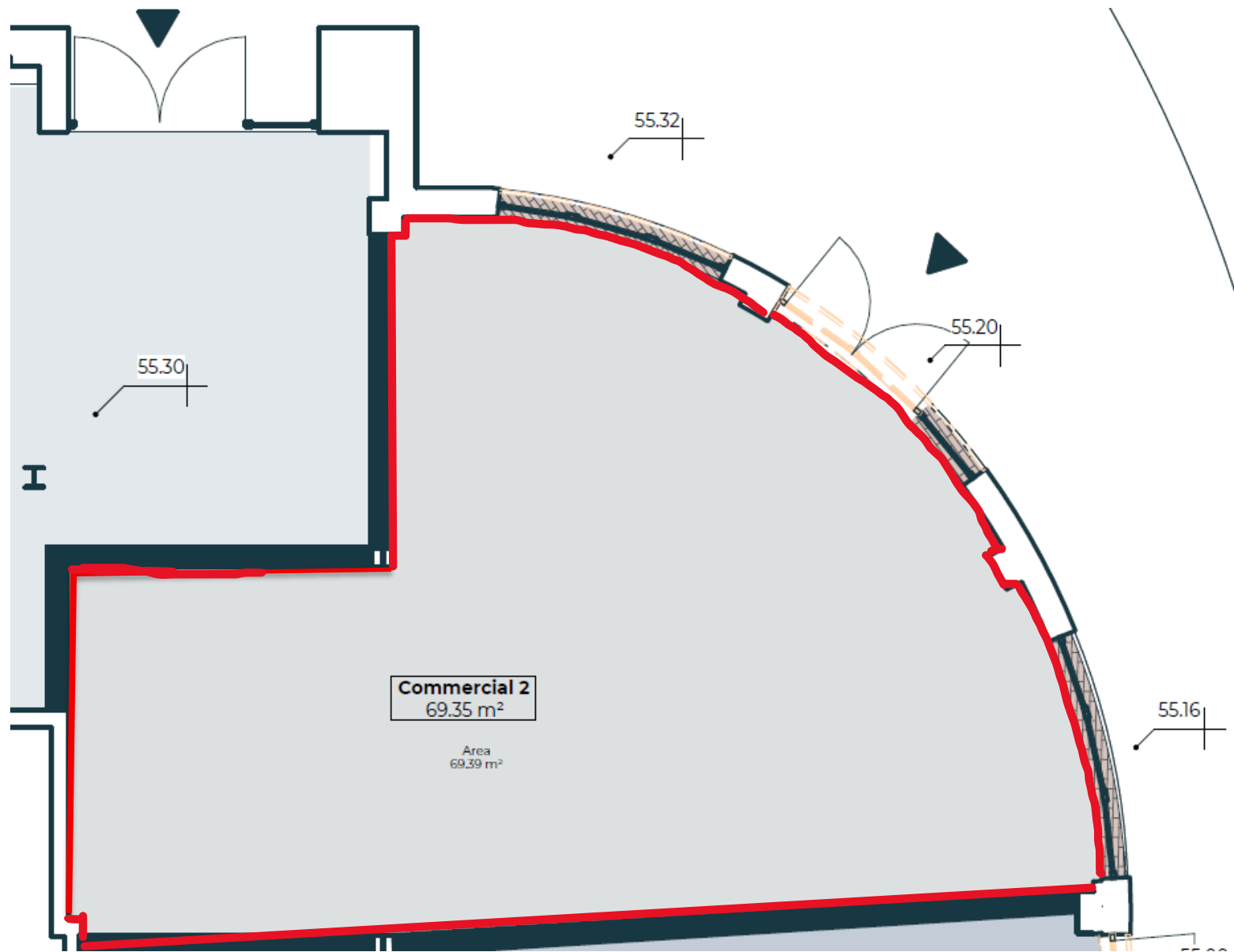
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