



# 1, 3 & 5 Further Green Road SE6 1LE

Well positioned retail shop TO LET

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

# 1, 3 & 5 Further Green Road SE6 1LE

## £16,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Further Green Lane on a corner position with Verdant Lane, close to the South Circular Road (A205).

The property is in a prominent position benefiting from considerable passing vehicular traffic and an amount of pedestrian flow generated by nearby retailers.

The surrounding area is a densely populated residential catchment which the parade is able to serve. The property shares the block with a mixture of specialist retailers and service industries and the property would suit a variety of business.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop, most recently used as a plumbing showroom. The unit is formed of an open plan sales area with enclosed office and WC to the rear.

### **ACCOMMODATION:**

|                |   |
|----------------|---|
| Internal width | 14.69m (51'5ft)                           |
| Shop depth     | 8.90m (29'2ft)                            |
| Sales area     | 100m <sup>2</sup> (1076ft <sup>2</sup> )  |
| Office         | 11.07m <sup>2</sup> (119ft <sup>2</sup> ) |
| Internal WC    |   |

Figures relating to accommodation are approximate and rounded up for the purpose 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 to be offered under 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 E of the current Use Classes Order and is considered suitable for a variety of retail uses.

**RENT/PRICE:** - An initial rent of £16,000 (sixteen thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property is not currently rated.

**EPC RATING:** - The property has a EPC rating of 94 within band D.

**VAT:** - we are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

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

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[info@hnfproperty.com](mailto:info@hnfproperty.com)

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Viewings by prior arrangement - call our team for more information

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