



79 High Street, South Norwood, SE25 6EA

Well positioned retail shop TO LET

020 8681 2000

info@hnfproperty.com



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£14,000 Per Annum Exclusive

LOCATION: - The property is situated fronting High Street, South Norwood forming part of a prominent but secondary parade. The High Street is a busy thoroughfare linking Penge to Croydon and the property benefits from good level of passing vehicular traffic.

There is also a fair amount of pedestrian flow generated by nearby retailers, including some multiple representation and the surrounding area is a densely populated residential catchment which the property is able to serve.

DESCRIPTION: - The property comprises a ground floor lock-up shop and basement, most recently used as a beauty retailer. The unit is formed of an open plan sales area with some temporary partitioning and basement arranged as 3 rooms and WC's.

ACCOMMODATION:

Internal width	4.47m (14'7ft)
Shop depth	14.59m (47'10ft)
Sales area	68.11m ² (733ft ²)
Basement	22.66m ² (243ft ²)
Internal WCs	

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 £14,000 (fourteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £11,750.00. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - An EPC has been commissioned and will be available upon request.

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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Viewings by prior arrangement - call our team for more information

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