

29 High Street, South Norwood, London, SE25 6HA

A prominent low-cost shop to let available under a new lease.

020 8681 2000 | info@hnfproperty.com

hnf Property

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29 High Street, South Norwood, London, SE25 6HA
£13,750 per annum exclusive

LOCATION: - The property is situated fronting High Street, South Norwood in a prominent secondary location in a popular area. High Street, South Norwood is a busy link between South Norwood and Elmers End and beyond and the property benefits from vast quantities of passing vehicular traffic including a number of bus routes. South Norwood is a densely populated residential catchment which the parade is in a position to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop previously used as a hairdresser/beautician and considered suitable for a variety of trades. The property is partitioned internally to provide a small private room in addition to the sales area, but this partition could be removed by an incoming tenant if required. The property has natural light from front and rear, a double-glazed shop front with security shuttering across the entrance door and frontage, gas fired central heating (not tested) and has been subject to a refurbishment including the installation of a new kitchen/staff facility. The property has an internal WC.

ACCOMMODATION: -

Gross frontage	4m
Internal width	2.31m widening to 3.677m after 1.04m
Max shop depth	9.47m
Sales area	31.22m^2 (336ft^2 approx.) incorporating private room
Staff area	2.62m^2 (28ft^2 approx.)
Internal WC	

USE/PLANNING: - We understand the property currently falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

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

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

RENT/PRICE: - £13,750 (thirteen thousand seven hundred and fifty pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £13,500. Transitional reliefs may mean little, or no business rates paid subject to the status of the prospective tenant.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 63 within band C.

VAT: - We understand the property is not elected to VAT.

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

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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7th October 2024

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