

TO LET

81 High Street, South Norwood, London SE25 6EA



**A Ground Floor
Lock Up Shop**

A visible ground floor shop fronted premises to let under a new lease a stones throw from Norwood Junction station

RENT
£16,000
per annum exclusive
plus VAT



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Description

The property comprises a visible ground floor shop fronted premises with an aluminium shop front and an electric roller shutter. The property is currently partitioned as a sales area, some ancillary storage and a WC. The property was most recently used as retail shop however is considered suitable for a variety of uses such as some leisure, professional services and quasi-medical.

Location

The property is situated fronting the High Street in the heart of South Norwood. The property is a stone's throw from Norwood Junction overground station and benefits from vast quantities of passing vehicular traffic (which is particularly heavy during rush hour periods) and strong pedestrian foot flow. The High Street is a link road between South Norwood, Penge and beyond and is a bus route. Nearby occupiers include Coral, Ladbroke's, Greggs, Subway and Costa Coffee. The local area is a densely populated residential catchment which the property is well positioned to service.

Accommodation

Gross frontage	3.72m (12ft)
Internal width	3.72m (12ft)
Maximum depth	9.31m (30ft)
Sales area	34.6m ² (372 ft ²)
Rear Ancillary	4.42m ² (47ft ²)
Kitchenette	4.56m ² (49ft ²)
WC	

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Tenure

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

Rent

An initial rent of **£16,000** (Sixty thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 70 within Band C.





Business Rates

The property has a rateable value of £13,750.

Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

We are advised by the landlord that the property is elected to VAT.

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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