



## 101 Kirkdale, London, SE26 4QJ

Small retail shop TO LET located on a busy junction

020 8681 2000

info@hnfproperty.com



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## £8,000 Leasehold

**LOCATION:** - This small shop is located on the mini roundabout where Kirkdale joins Dartmouth Road. There are various local retail shops on each corners of the roundabout.

**DESCRIPTION:** - The small shop has been recently refurbished and is arranged with main retail area of just under 200ft<sup>2</sup> with a further retail/office area of 150ft<sup>2</sup>. There is also a tiled bathroom. The property is prominently positioned, falling under Class A1 use. The shop benefits from a high foot fall due to the densely populated residential area.

### **ACCOMMODATION:**

Net frontage	4.1m	(13.4ft)
Front retail area	18.45m <sup>2</sup>	(198.6ft <sup>2</sup> )
Secondary retail/office	13.3m <sup>2</sup>	(143.1ft <sup>2</sup> )
Bathroom		

**USE/PLANNING:** - We understand the property falls within Class A1 (Retail) of the current Town and Country (Use Classes) Order and would suit a variety of retail businesses.

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

**RENT/PRICE:** - An initial rent of £8,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £4,800. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 80 within Band D Rating

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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



Viewings by prior arrangement - call our team for more information

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