



337 & 337A Limpsfield Road, Hamsey Green, CR2 9BY

A sizeable ground floor Class E commercial unit and self-contained first floor two-bedroom apartment

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

337 & 337A Limpsfield Road, Hamsey Green, CR2 9BY

£34,000 Per Annum Exclusive

LOCATION: - The property is situated on Limpsfield Road, a popular local shopping area providing a variety of amenities to the local residential catchment. Nearby traders include a Co-op supermarket and a variety of independent operators. Limpsfield Road benefits from significant volumes of passing vehicular traffic and is situated on a bus route. There is unrestricted parking at the front of the property providing quick-stop trade.

DESCRIPTION: - The property comprises a ground floor Class E mid-terrace commercial unit with a self-contained two-bedroom flat above. The ground floor is arranged as a sales area and several storage areas. The upper part is accessed via an external staircase. There is a service road to the rear. The property was last used as a pharmacy but is considered suitable for a variety of uses.

USE/PLANNING: - We understand the property falls within Class E of the latest Town and Country Planning (Use Classes) Order and the property is to be considered suitable for a variety of uses. The upper part is residential.

ACCOMMODATION: -
All measurements are approximate

Total frontage	7.166m (23 ft)
Maximum internal width	7.166m (23 ft) narrowing to 6.144m (20 ft)
Maximum depth	24.953m (82 ft)
Overall sales area	61.763m ² (665ft ²)
Ancillary Store	9.63m ² (42ft ²)
Store 1	17.279m ² (186ft ²)
Store 2	5.726m ² (61ft ²)
Store 3	8.775m ² (94ft ²)
Store 4	5.774m ² (62ft ²)
Store 5	16.518m ² (178ft ²)
Total Ground area:	125.459m ² (1350t ²)

Flat
Kitchen
Reception
Two bedrooms
bathroom
Loft access

All floor areas are approximate.

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

BUSINESS RATES/ COUNCIL TAX: - The ground floor has a ratable value of £20,250. The flat falls within council tax band C. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The ground floor commercial property has an EPC rating of Band E. The apartment has an EPC rating of Band D.

PRICE: - £34,000 (thirty-four thousand pounds) per annum exclusive.

VAT: - We are advised by the landlord that the property is not elected to VAT.

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

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

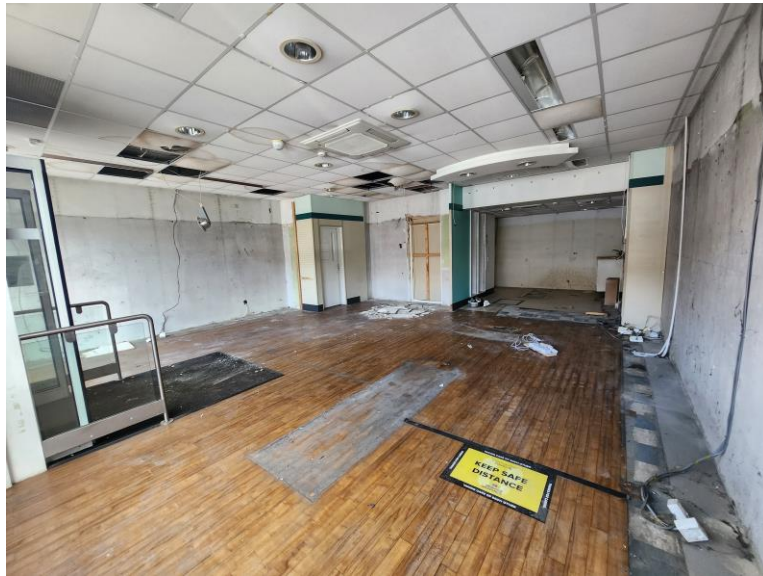
Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

25th May 2023



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

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:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

25th May 2023



specialist advice on all property matters