
TO LET

111 Church Road, London, SE19 2PR



Ground Floor Class E Unit

A kiosk sized ground floor business space to let under a new lease.

£12,500
per annum exclusive



0208769 0161

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Description

The subject property comprises a ground floor class E business space to let under a new lease. The property was most recently used as a photography studio but is considered suitable for a variety of uses such as professional services, leisure, quasi- medical and office use.

Location

The property is situated fronting Church Road which forms part of Crystal Palace's highly popular commercial hub known as the Triangle. Church Road is a bus route and benefits from passing vehicular traffic which is particularly heavy during rush hour periods. Gipsy Hill Station is under a mile away. The surrounding area is a densely populated residential catchment which the premises is able to service

Accommodation

Gross frontage	5.619m (18ft)
Internal width	5.619m (18ft)
Maximum depth	4.681m (15ft)
Gross Internal area	26.21m ² (282ft ²)

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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 **£12,500** (Twelve thousand, five hundred pounds) **per annum exclusive** is sought.

EPC

The property has an EPC **rating of 57** within **Band C**.



Business Rates

The property is currently not on the Valuation Office Agency rating list. Interested parties should make their own enquiries of the local rating authority prior to offer.

VAT

All capital figure quoted are exclusive of 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 with regard to their intended use prior to offer.

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Contact

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