



## 13 Perry Vale, London, SE23 2NE

Small shop in fully let local parade TO LET

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 13 Perry Vale, London, SE23 2NE

## Rent £8,000pa - Leasehold

**LOCATION:** - The property is situated midway along Perry Vale, close to the junction with London Road (A205). Situated within a small parade which is within yards of Forest Hill Mainline Station. Its position takes full advantage of the constant foot traffic created by its populated residential area and passers-by going to the station.

**DESCRIPTION:** - The property comprises of a mid-terraced shop which has recently been refurbished to a high standard with laminated wooden floors, small kitchenette and WC. The shop has Class A1 retail use and would also ideally suit a small office subject to planning. It also benefits from manual security roller shutters.

### **ACCOMMODATION:**

Net frontage	4.8m	(15.7ft)
Shop depth	4.85m	(15.9ft)
Overall sales area	23.3m <sup>2</sup>	(251ft <sup>2</sup> )

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

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

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

**BUSINESS RATES:** - The property has a ratable value of £5,100. 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 51 within Band C.

**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.



020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



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



specialist advice on all property matters