TO LET

156 Portland Road London SE25 4PT



A ground floor lock up shop - Class E

A well proportioned and visible ground floor lock up shop to let.

TO LET
£22,500 plus VAT per annum exclusive

hnf Property

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Description

The property comprises a visible ground floor shop fronted premises. The premises is currently partitioned as a sales area and some ancillary stores. There is air conditioning (not tested) and a hung ceiling. The property has most recently been used as a wellness spa but is considered suitable for a variety of uses such as retail, some leisure and quasi medical uses.

Location

The property is situated fronting Portland Road (A215) which is a bus route. The property benefits from a constant flow of passing vehicular traffic. The property is neighboured by a Tesco Express and a variety of local independent traders. South Norwood Leisure Centre is within striking distance. Norwood Junction train station is 0.4 miles away The surrounding area is a densely populated residential catchment which the premises are able to service. There are temporary parking bays along Portland road promoting quick-stop trade.

Accommodation

Gross frontage	7.19m (23ft)
Maximum Internal width	7.19m (23ft)
Maximum shop depth	14.4m (47ft)
Sales area	97.11m (1067ft2)
Ancillary 1	5.9m2 (63ft2)
Ancillary 1	8.74m2 (94ft2)
Ancillary 3	6.15m2 (66ft2)
Storage area	
WC	

Tenure

The property is to be offered by way of a 5 year sub- lease outside of security of tenure provisions of the landlord and tenant act 1954 PT II as amended.

Rent

An initial rent of **£22,500** plus VAT (Twenty two thousand five hundred) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 85 within Band D.














LOSSYMA'S
MULTIPURPOSE



Business Rates

The property has a rateable value of £23,750. Interested parties should make enquiries of the local authority regarding the rates payable.

VAT

We understand that the property is elected to VAT.

Use / Planning

We understand that the property falls within class E of the 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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