



SE25 4PQ

Small retail shop TO LET situated on a busy through road
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54 Portland Road, South Norwood, SE25 4PQ

£9,750 Leasehold

LOCATION: - The property is situated fronting Portland Road, between South Norwood and Croydon, set within a secondary parade. Portland Road is a relatively busy through road between South Norwood and Croydon and is a busy bus route with a constant pedestrian flow. Surrounding parades are largely occupied by local retailers. There are short-term free parking bay outside the shop.

DESCRIPTION: - The property comprises of a lock-up shop recently used as a general store. It has an aluminium shopfront and electric security roller shutters, a small internal WC and office.

ACCOMMODATION:

Net Frontage	3.8m	(12.4ft)
Shop Depth	8m	(26.2ft)
Sales Area	30.4m ²	(327.2ft ²)

(Including WC and small office.)

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

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

RENT: - An initial rent of £9,750 (Nine thousand seven hundred and fifty pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £5,800. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 78 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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