



## 56 Portland Road, South Norwood, SE25 4PQ

Small retail shop situated on a busy through road TO LET



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# 56 Portland Road, South Norwood, SE25 4PQ

## £8,000 Leasehold

**LOCATION:** - The property is located 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.

There are also a number of bus routes along Portland Road. The surrounding parades are largely occupied by local retailers. The property also benefits from free parking bays outside. There is a constant pedestrian foot flow due to the densely populated residential area.

**DESCRIPTION:** - The property comprises of a lock-up shop recently used as a clothes shop falling under Class A1 (General Retail). The shop has painted aluminum shop front and benefits from electric security roller shutters. There is a small storeroom, kitchenette and WC to the rear of the shop.

### **ACCOMMODATION:**

Net Frontage	2.69m	(8.8ft)
Shop Depth	5.7m	(18.7ft)
Sales Area	15.3m <sup>2</sup>	(164ft <sup>2</sup> )

**USE/PLANNING:** - We understand the property falls within Class A1 (General Retail) of the current Town and Country Planning (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 £8,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £6,400. 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 99 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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Viewings by prior arrangement - call our team for more information

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