



# 1 - 7 Station Road, SE25 5AH

With a frontage of over 24m and capable of being split if required

020 8769 0161

info@hnfproperty.com



specialist advice on all property matters

# 1 – 7 Station Road, South Norwood, SE25 5AH

## £30,000 per annum exclusive

**LOCATION:** - The property is situated fronting Station Road just off Selhurst Road at the junction of Selhurst Road and South Norwood High Street opposite a Lidl supermarket. Norwood Road is a no through road link to Norwood Junction Station and the property is viable to a large volume of passing pedestrian traffic, particularly during the rush hour periods but is also visible to vehicular traffic in the area. South Norwood High Street contains a number of multiple retailers together with more secondary and specialist retail and service providers and the surrounding area is an extremely densely populated residential catchment which the unit is able to service. There are short term pay and display parking bays immediately in front of the unit and further afield and this encourages quick-stop trade to the area.

**DESCRIPTION:** - The property comprises a good size shop with character, relatively high ceilings and an exceptionally large frontage.

The property is considered suitable for a variety of businesses. The property is capable of being subdivided if required.

### **ACCOMMODATION:**

Gross Overall Frontage	24.23m
Maximum Internal Width	21.29m
Maximum Shop Depth	10.07m
Sales Area	139.97 m <sup>2</sup> (1,475ft <sup>2</sup> ) (approx)

MAY SPLIT  
Provision for WC's

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

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

**USE/PLANNING:** - We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order, and has been used for many years as a retail hardware store and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**RENT:** - An initial rent of **£30,000 (Thirty thousand pounds)** per annum exclusive is sought for the entirety. Subdivision may be possible.

**EPC RATING:** - The property has an Energy Performance Certificate rating of 79 within Band D.

**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.

**SUBJECT TO CONTRACT**

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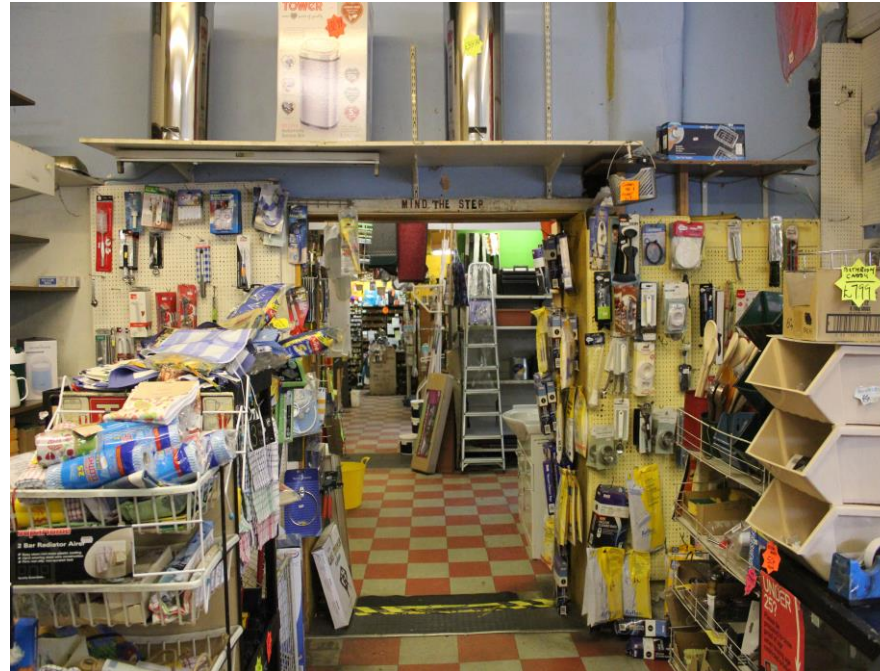
Viewings by prior arrangement - call our team for more information

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