



17 Carberry Road, London, SE19 3RU

Self-contained two storey building, with D1 education use. Offered on a short term lease

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£22,000 per annum exclusive

LOCATION: - The property is situated on Carberry Road which is a side road location just off Westow Street in the centre of Crystal Palace. The property is within walking distance of the various facilities provided by Westow Hill and Westow Street and has good access to surrounding areas via numerous bus routes that service the Crystal Palace Triangle and also access to Crystal Palace and Gypsy Hill mainline stations. Crystal Palace is a popular and increasingly affluent catchment area.

DESCRIPTION: - The property comprises a two storey self-contained building set behind a deep and useful forecourt providing off street parking. The property is arranged as ground floor teaching / administration space with first floor classroom and small private classroom. There is an additional storage area at ground floor in the form of a truncated garage and there are ground floor kitchenette and WC facilities. There is the capacity for additional storage in an outside container, if required. An unusual feature in Crystal Palace is the parking forecourt which is somewhat of a rarity in the area.

The property is fully carpeted throughout and has neutral decoration. There is central heating and air conditioning (not tested) and good natural light, particularly at first floor.

ACCOMMODATION:

Ground Floor

Entrance hall

Education space/office 47.5m² (470ft²) approx

Ground floor kitchenette and male and female WCs

Truncated garage store 8.36m² (90ft) approx

First Floor

52.08m² (605ft²) approx
(currently partitioned)

Externally

Forecourt providing off-street parking for a number of vehicles 111.5m² (1,200ft²) approx

USE/PLANNING: - The property has Planning Consent from Croydon Borough Council under reference 12/02822/P for use as (educational) purposes within Class D1 of the Town and Country (Use Classes) Order. . This Planning Consent has hour restrictions limiting the use of the property between 10:00am and 6:00pm Monday to Friday and between 10:00am and 3:00pm on Saturdays. The property is not to be used under this Planning Consent on Sundays. The property is considered suitable for alternate uses subject to any necessary consents and has a history of office use prior to the most recent educational use.

TENURE: - The property is offered on a two year lease. The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

RENT: - Initial rent of £22,000 per annum exclusively sought.

EPC: - The property has an EPC rating of 102 within Band E.

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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