



30 Station Road, South Norwood SE25 5AG

Well positioned retail shop TO LET
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30 Station Road, South Norwood, London, SE25 5AG

£19,000 Per Annum Exclusive

LOCATION: - The property is situated on the approach road to Norwood Junction station, just off the High Street in a secondary, but notable, position. The property benefits from a good deal of passing pedestrian flow, particularly during rush-hour periods due to the proximity to the station. Vehicular traffic is limited as Station Road forms part of a no-through road, although there is a turning circle nearby. The property shares the vicinity with a mixture of independent and multiple retailers including Aldi and Mamma Dough.

DESCRIPTION: - The property comprises a ground floor shop with basement storage beneath and yard to the rear. The property, which was formerly used as a grocery shop, is formed of open plan sales area with rear storage area and a ground floor WC. There is a basement beneath in basic condition and may or may not be used by incoming tenants. The property has security shuttering both the front and rear, gas fired central heating (not tested) and would be considered suitable for a variety of trades.

ACCOMMODATION:

Gross frontage	5.5m
Internal width	5.49m widening to 8.09m
Shop depth	11.59m
Sales area	57.42m ² (618ft ²) approx.
Rear storage room	20.07m ² (216ft ²) approx.
Basement	97.13m ² (1045ft ²) approx.
Rear yard	

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

USE/PLANNING: - We understand the property currently falls within Class E of the current Use Classes Order and is considered suitable for a variety of retail uses.

TENURE: - The property is to be offered under a new lease on full repairing and insuring terms, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £19,000 (nineteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £11,250. 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 EPC rating of 58 within band C.

VAT: - Rent and other outgoings may be subject to VAT. Further enquiries should be made of the letting agents in this regard.

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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