

TO LET

137 SQ. M (1,475 SQ. FT) APPROX.

1 HIGH STREET, SOUTH NORWOOD, LONDON SE25 6EP

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

- **BUSINESS PREMISES**
- **GROUND FLOOR & BASEMENT**
- **LOADING RAMP TO SIDE**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in a busy retail parade on the northern side of High Street South Norwood at the junction with Station Road.

Norwood Junction Station is within 0.3 miles approximately.

Other traders in the parade include Costa Coffee, Greggs, Aldi and a wide selection of independent cafes and stores

DESCRIPTION

The property comprises a corner retail unit with double width frontage on High Street and return frontage on Oliver Grove

The premises benefit from a suspended ceiling, recessed lighting kitchen area, three partitioned offices and WC. There is ramped side access for loading/unloading.

ACCOMMODATION

The property has an approximate total net internal floor area of 137 sqm (1,475 sq ft).

Ground Floor 99.40 sq m (1,070 sq ft)

Basement 37.67 sq m (405 sq ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value:
Shop & Premises £21,250

Tenants may qualify for 100% business rates relief and for confirmation, please contact the business rates department of the London Borough of Croydon

ENERGY PERFORMANCE RATING

Energy Rating: 82 (D)

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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