



131 Anerley Road, London, SE20 8PT

Shop fronted ground and basement office to let.

020 8681 2000

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specialist advice on all property matters

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£17,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Anerley Road, which is a busy link road and bus route between Upper Norwood and Elmers End in South-East London. The property is a few minutes' walk from Anerley mainline station which provides good access to surrounding areas including Central London. There are bus routes that services the vicinity and a bus stop very close to the subject property. The surrounding area is an extremely densely populated residential catchment which the property is able to service. There is nearby side road car parking which is unrestricted.

DESCRIPTION: - The property comprises a shop fronted office premises arranged over ground and lower ground floors. The property has excellent security with shuttering across the entire frontage and grilles and bars over lower ground floor windows. The property has night storage heating, high ceilings at ground floor and some storage areas in addition to the office rooms. The property is considered suitable for a wide variety of businesses and was most recently occupied by a specialist housing provider.

ACCOMMODATION:

Gross frontage	5.7m
Internal width	4.63m
Front office depth	5.25m
Front sales office area	24.3m ² (262ft ²) approx.
Middle room	12.5m ² (135ft ²) approx.
Rear room	16.33m ² (175ft ²) approx.
Restricted height storage	3.95m ² (42ft ²) approx.
Basement office 1	15.75m ² (170ft ²) approx.
Basement office 2 (no natural light)	13.65m ² (147ft ²) approx.
Archive storage	4.06m ² (44ft ²) approx.
TOTAL	90.54 m² (975ft²)
approx.	
Two further storage areas	
Internal WC	

USE/PLANNING: - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning Use Classes Order.

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

RENT/PRICE: - An initial rent of **£17,500** per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £8,800. 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 76 within Band D.

VAT: - We are advised that VAT will not be chargeable on rents.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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Date: 14th July 2021



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