



12 Market Parade, Portland Road, South Norwood, London SE25 4PP

A ground floor lock up shop with an external store available on a new lease.
020 8681 2000 | info@hnfproperty.com



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12 Market Parade, Portland Road, South Norwood, London SE25 4PP £14,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Portland Road (the A215) which is on a bus route and benefits from significant vehicular traffic. Norwood Junction train station is 0.3 miles away and the property is surrounded by a densely populated residential catchment which the premises are able to service. There are temporary parking bays at the front of the property promoting quick-stop trade.

DESCRIPTION: - The property comprises a well fronted ground floor lock-up shop with access to a side yard and a separate store to the rear of the property. The property has most recently been used as a flooring showroom and would suit a variety of different uses. There is a kitchenette and an external WC.

ACCOMMODATION: -

Gross frontage	4.715m (15ft)
Shop depth	13.296m (43ft)
Sales area	36.807m ² (396ft ²) approx.
Middle room	9.792m ² (105ft ²) approx.
Kitchenette	5.373m ² (58ft ²) approx.
External store	11.511m ² (124ft ² approx.)
Side yard	12.643m ² (136ft ² approx.)
External WC	

USE/PLANNING: - We understand that the property falls within Class E of the Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of trades.

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

RENT/PRICE: - An initial rent of £14,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £7,500. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned.

VAT: - We are advised by the landlord that the property is not elected to VAT

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

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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13th December 2023



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