

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



specialist advice on all property matters

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
 36.807m² (396ft²) approx.

 Middle room
 9.792m² (105ft²) approx.

 Kitchenette
 5.373m² (58ft²) approx.

 External store
 11.511m² (124ft² approx.)

 Side vard
 12.643m² (136ft² approx.)

External WC

<u>USE/PLANNING</u>: - 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.

<u>VAT</u>: - We are advised by the landlord that the property is not elected to VAT

<u>VIEWINGS</u>: -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.

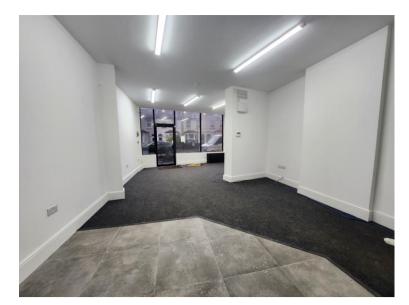
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