



417 Beulah Hill, London, SE19 3HB

Ground floor shop with Sui Generis use with existing lease to be assigned.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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£15,000 pa Leasehold

LOCATION: - The property is located on the busy junction known as Crown Point in Norwood and leads on to Beulah Hill (A215), a busy road from South Norwood leading up to Crown Point then continuing down into Knights Hill and into West Norwood. There are a number of bus routes into Crown Point from Streatham, South Norwood, and West Norwood. The four-road junction has a parade of shops on all corners comprising of multiples such as Tesco's Express and Lindle's. It is a densely populated residential area and also includes a number of schools to which the unit will benefit from the constant pedestrian footfall.

DESCRIPTION: - The property comprises of a lock-up shop which previously traded as a take-away and benefits from rare catering use. The property is offered with vacant possession. The property benefits from PVC double doors and remote electric security roller shutters. To the rear of the property there is a small storeroom and WC.

ACCOMMODATION:

Net frontage	2.9m	(9.5ft)
Shop depth	12.9m	(42.3ft)
Net sales area	37.84m ²	(407ft ²)

Small store & WC to the rear

USE/PLANNING: - We understand the property falls within Class A3/A5 (Catering use) of the current Town & Country Planning (Use Classes) Order and would suit a variety of catering trades.

TENURE: - The property is currently leased FRI for a term of 15 years from June 2023 with approximately ten years remaining. There are five yearly rent reviews with the next review due in September 2024.

RENT: - There is a passing rent of £15,000 per annum exclusive.

BUSINESS RATES: - The property has a ratable value of £5,300. 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 Energy Performance Certificate rating of 69 within Band C Rating.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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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