



87 High Street, Norwood, London, SE27 9JS

A ground floor / lower ground floor class E premises available to let on a new lease.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

87 High Street, Norwood, London, SE27 9JS

£12,000 Per Annum Exclusive

LOCATION: - The property is situated on Norwood High Street, one of the main through roads leading from West Norwood to Crystal Palace. The property is within walking distance to West Norwood train station, and is situated on a bus route, benefitting from reasonable passing vehicular traffic. The property is situated within a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground / lower ground floor former café premises. There is a roller shutter to the front (not tested), a lower ground floor sales area and a WC to the rear. The property is considered suitable for a variety of uses within Class E of the Town & Country Planning (Use Classes) Order.

ACCOMMODATION: -

Gross frontage	3.06m (10ft) approx.
Shop width	3.06m (10ft) widening to 3.6m (12ft)
Maximum depth	10.02m (33ft)
Sales area	32.82m ² (353ft ²) approx.
WC	

USE/PLANNING: - We understand that the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

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

RENT: - An initial rent of £12,000 plus VAT per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £6,300. Interested parties should contact the local authority to confirm the rates PAYABLE and, in particular, small business relief which may reduce the rates payable figure.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of '43' within Band B.

VAT: - We understand that the property is elected to VAT therefore vat will be applicable on rents and all other outgoings.

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.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 10/07/24



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