



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Eloise House, 113-121 Portland Road,
London SE25 4UN**

**FLEXIBLE COMMERCIAL UNITS
(FOR SALE OR RENT)**

Summary

- 2 x ground floor commercial units with prominent street frontage
- Properties are split level (ground and lower ground) and benefit from Class-E use
- Offered in shell and core condition with capped services (water and electric)
- Ideal for owner occupiers looking to run their own business and could suit a beauticians, office or coffee shop amongst others
- Unit 1 (1,388sqft) is available at £200,000 for sale or £20,000pax to rent (new FRI lease)
- Unit 2 (1,813sqft) guiding £200,000 (999-year lease) or £20,000pax (FRI lease)

Description

We are offering a pair of prominent commercial units with active street frontage on Portland Road.

These split level units form part of a modern mixed-use development with 19-apartments above.

Properties are ideal for local occupiers looking for their own premises or investors to add to their commercial portfolio.

Units are self-contained and have glazed entrances providing lots of natural light.

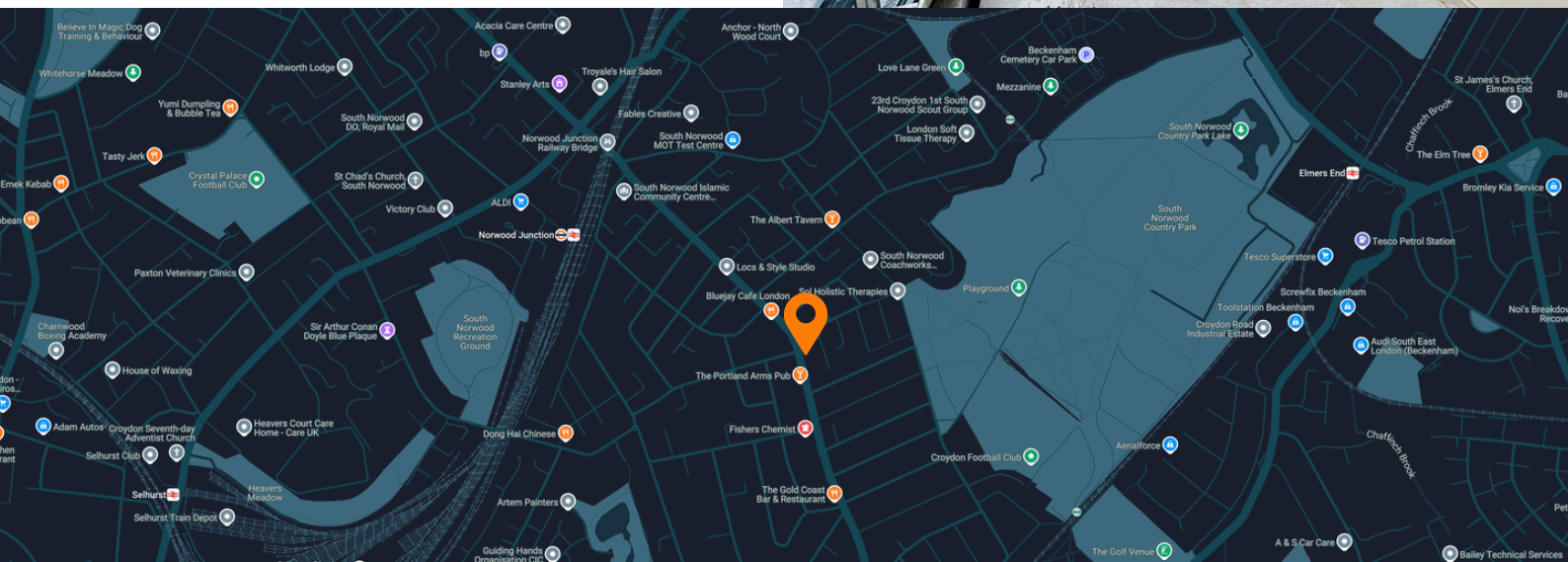
Available on new 999-year leases, these adjacent properties can be acquired individually or together.

Location

Property is located on **Portland Road (A215)** at the junction with **Pembury Road**.

Norwood Junction Railway Station just a 5-minute walk (0.3 miles), providing a direct links to **London Bridge (12-minutes)** and **London Victoria (29-minutes)** via **National Rail** services. **London overground** services are also accessible here.

The surrounding area is thriving mix of commercial and residential occupiers creating a 7-day a week trade for an incoming business to benefit from.



Business Rates

The properties are yet to be formally rated by the VOA.

Interested parties are invited to make their own enquiries with Croydon Council for exact figures.

Service Charge & Floor Plans

Unit 1 SC estimate £515.00pax & Unit 2 SC estimate £670.00pax.

Service charge budget and floor plans are available on request.

Terms

We are inviting offers with prices guided as follows:

Unit 1 (1,388sqft) is available at £200,000 + vat for sale (999-year lease) or £20,000pax + vat to rent (FRI lease)

Unit 2 (1,813sqft) is available at £200,000 + vat for sale (999-year lease) or £20,000pax to rent (FRI lease)



CONTACT US



-  Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP
-  +44 (0) 207 125 0377
-  info@henshallandpartners.co.uk
-  www.henshallandpartners.co.uk
-  [@henshallandpartners](https://www.instagram.com/henshallandpartners)

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP..