

# HUMMERSTONE & HAWKINS

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## SMALL RETAIL / OFFICE PREMISES TO LET



GROUND FLOOR AREA OF  
AROUND 140 SQUARE FEET

IDEAL BARBERS / NAIL BAR  
OR SMALL OFFICE

FORMS PART OF A BUSY  
SHOPPING PARADE

OPPOSITE SLADE GREEN  
TRAIN STATION

VACANT POSSESSION / NO  
CHAIN

VACANT POSSESSION / NEW  
LEASE AVAILABLE

**35A FOREST ROAD**

**SLADE GREEN**

**DA8 2NU**

Tenure **TO LET**

Rental **£8,500PA**

Hummerstone & Hawkins  
0208 303 1061

**LOCATION:**

The subject property is located at the end of a small shopping parade opposite Slade Green Train Station. Other business within the parade include a Londis Convenience Store, Pharmacy, Newsagents, Café and Chinese Take Away.

**DESCRIPTION:**

The main retail area is approximately 140sq.ft. To the left hand side of the retail area is a door through to a hallway which has doors to a small store area plus a WC,

**TENURE:**

The premises are available by way of a new full repairing and insuring lease and at a commencing rental of £8,500 per annum.

**EPC:**

The premises has an EPC rating of B

**RATES:**

We understand that the rateable value is £ per annum with rates payable of £ per annum. Interested parties are advised to make their own enquiries with the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins T: 0208 303 1061