

'E' CLASS PREMISES ON NORWOOD HIGH STREET TO LET



Modern 'E' class premises on Norwood High Street to let.

Total floor area of approximately 37.5sq m / 405sq ft

Premises would suit a variety of 'E' class uses.

Property is well presented internally.

Fronting onto busy main road with high footfall.

Available on a new lease, terms negotiable.

87 Norwood High Street

Norwood

SE27 9JS

Tenure: TO LET

Rental: £18,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on Norwood High Street which features from a high volume of passing trade both vehicular and pedestrian.

The property is less than 250 yards from West Norwood train station which has direct links to Central London and also has a well connected bus stop less than 50 yards away.

DESCRIPTION:

A grazed frontage secured by an electric roller shutter incorporating a single entrance doors which leads into a small communal area on the right hand side and then there is a separate entrance door into the commercial unit. An initial retail area which was previously used as a seating area of approximately 175sq ft leads to stairs which takes you down into the main retail area and also kitchen and toilet which overall measures approximately 330 square foot.

The unit is very well presented internally using solely electric and having electric heaters throughout. The property is currently set up as a café however there are no restrictions on what business can trade as long as it is in the 'E' class. There are also alarms and cameras throughout.

RENT:

Rental offers are invited in the region of £18,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £4,600 per annum therefore we believe that the property should qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](https://www.hummerstone.co.uk)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

