

FOREST HILL

57 WALDRAM PARK ROAD

SE23 2PW

LINAYS COMMERCIAL

26A STATION SQUARE
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TO LET – A1 RETAIL USE – PROMINENT MAIN ROAD FRONTAGE

Location

Forest Hill is a residential suburb of South-East London lying some 3 miles east of Dulwich Village on the South Circular Road (A205).

The property is situated a short distance east of Forest Hill Rail Station and the area also has excellent bus services.

The property is situated in an established secondary parade. Parking is available opposite the property at Sunderland Road.



Description

The premises are set out over ground and basement floors comprising a mid-terrace lock up shop unit currently arranged to provide front retail space with rear kitchen and WC.

The property benefits from a basement offering two office areas and it is considered that the property could be suitable for a number of uses subject to necessary approvals from the Landlord and the local authority (London Borough of Lewisham).

Our clients will consider alternative uses.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	14'9"	4.5m
Sales Depth:	32"	9.7m
Ground Floor Area:	405sq.ft	37sq.m
Rear Kitchen & WC		
Basement:	454sq.ft	42sq.m

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,500 (Twelve Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,156.30 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.

Notes

As stated our clients will consider alternative uses for the property subject to the ingoing tenant obtaining any required approvals.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



57 Waldram Park Road
LONDON
SE23 2PW

Certificate Reference Number:
0970-6974-0341-9690-4084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 117 This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 83
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 116.47
Primary energy use (kWh/m² per year): 688.95

Benchmarks

Buildings similar to this one could have ratings as follows:

27 → If newly built

80 → If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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