

FOREST HILL

37 DAVIDS ROAD

SE23 3EP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – SMALL RETAIL/OFFICE UNIT APPROX. 694 SQ.FT (64.5SQ.M)
ADJACENT TO FOREST HILL STATION**

Location

Forest Hill is a densely populated South East London suburb situated between Dulwich and Catford, approx. two miles north of Sydenham. Transport links are good, with Forest Hill Rail Station linking to Canada Water (14 minutes), whilst the South Circular (A205) runs through the area. This attractive property is located on the west side of David's Road, which comprises a mixture of commercial and residential property. Forest Hill Rail Station is located some 100 yards south-east of the property at the junction of David's Road and the South Circular Road.



Description

The premises comprise a mid-terrace lock up shop/office unit benefiting from an attractive characterful frontage with gated forecourt area. Internally, the premises are configured to provide open plan accommodation with shared facilities. The property benefits from a rear courtyard providing good levels of natural light. We believe the property would be suitable for a wide range of users including retail, office, medical, leisure (subject to planning permission).

Accommodation

(with approximate dimensions and floor areas)

Built Depth:	57'4"	17.5m
Total Floor Area:	694 sq.ft	(64 sq.m)
WC Facilities:	-	-

Terms

The premises are available by of a short lease/licence for a minimum term of 12 months at a commencing rental of **£16,000 (Sixteen Thousand Pounds)** per annum exclusive.

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 upon the premises are £3,099.09 (2020/21 assessment). Prospective tenants may be able to obtain full rates relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Lewisham Business Rates Department

VAT

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

CEPC

Energy Performance Certificate Non-Domestic Building



37-39 Davids Road
LONDON
SE23 3EP

Certificate Reference Number:
0662-3037-0816-0600-7791

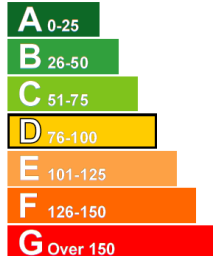
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



85 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 138
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
44 If newly built
98 If typical of the existing stock

Internal Photographs



Viewings

Available by prior appointment via Linays Commercial Limited.



26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT, BR5 1NA
Fax: 01689 831418

01689 875 511

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