SOUTH NORWOOD

16 HIGH STREET

SE25 6ET

TO LET – GROUND FLOOR RETAIL UNIT / CLASS E USE PREMISES
HIGH STREET POSITION – 1283 SQ.FT (119 SQ.M) SALES AREA

Location

South Norwood is a busy and densely populated South East London suburb, situated two miles north of Croydon and some nine miles south of Central London within the London Borough of Croydon. Norwood Junction Mainline Station provides regular non-stop services to London Bridge (journey time 17 minutes).

The property is situated in a busy and central position on the High Street close to the junction with Portland Road.

Description

The property comprises a mid-terrace unit set out over ground and basement floor level. Internally the premises are arranged to provide open plan sales area in shell condition ready for an ingoing tenant to fit out to their required specification. A basement is accessed via an staircase at the rear of the ground floor and provides suitable storage space.
We believe the premises would be suitable for a wide range of occupiers including retail, fitness, medical, leisure or office users.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	21'	6.5m
Sales Depth:	61'	18.86m
Total Sales Area:	**1283 sq ft**	**119sq.m**
Basement:	818sq.ft	75.9
WC		

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 **£20,000 (Twenty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are Shop £TBA (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

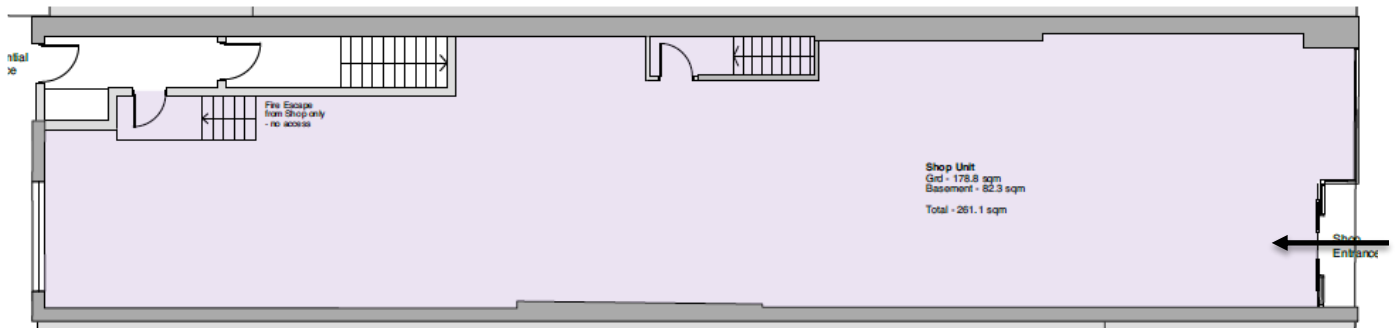## Commercial Energy Performance Certificate

16 High Street
LONDON
SE25 6ET

Energy rating

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Valid until 4 December 2026

Certificate number
0580-0936-2659-9102-5092

Ground Floor Plan

Fire Escape
from Shop only
- no access

Shop Unit
Grd - 178.8 sqm
Basement - 82.3 sqm

Total - 261.1 sqm

Shop
Entrance

VAT

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

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction).

Viewings

Available by prior appointment via sole agents:
Contact:
Mandeep Cheema   mc@linays.co.uk