

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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PROMINENT CORNER POSITION **SHOP FRONTED OFFICE AND** **BASEMENT TO LET**

LOCATED AT THE JUNCTION OF SOUTH NORWOOD HIGH STREET AND PORTLAND ROAD AND PROVIDING A HIGHLY VISIBLE UNIT AT A COMPETITIVE RENT

25 HIGH STREET
SOUTH NORWOOD SE25 6EZ

LOCATION

The property is situated with a splay frontage to the junction of South Norwood High Street and South Norwood Hill in a highly prominent secondary position. The property benefits from considerable passing vehicular traffic and an amount of pedestrian flow generated by nearby bus stops with pedestrian crossings and nearby schools and other businesses. The surrounding catchment is densely populated including the nearby Harris Academy both on South Norwood Hill and the High Street.



DESCRIPTION

The property comprises a ground floor corner position shop fronted office most recently used as an Estate Agency. The property has a highly visible shop front, suspended ceiling, air conditioning unit (not tested), small kitchen/staff area, internal WC and three room storage basement. The property is considered suitable for a variety of businesses including retail or retail/office.

ACCOMMODATION

Gross Frontage	5.79m	19'
Internal Width	5.69m	18'7
Max Shop Depth	9.75m	32'
Sales Area	51.09m²	550 ft² (approx)
Small Staff/Kitchen area		
Internal WC		
Basement Room 1	20.90m²	225 ft² (approx)
Basement Room 2	32.51m²	350 ft² (approx)
Basement Room 3	14.39m²	155 ft² (approx)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered under a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A2 (Office/Retail) of the Current Town and Country (Use Classes) Order but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£14,000 (fourteen thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.