

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **SHOP FRONTED OFFICE** **TO LET**

LOCATED FRONTING THE TULSE HILL END OF NORWOOD ROAD CLOSE TO TULSE HILL STATION AND AVAILABLE UNDER A NEW UNDERLEASE

**373 NORWOOD ROAD SE27 9BQ**

### **LOCATION**

The property is situated fronting Norwood Road close to its junction with the South Circular Road at Tulse Hill. Norwood Road is a busy thoroughfare and the property benefits from a good deal of passing vehicular traffic and is therefore highly visible. There are short term loading and parking bay nearby and the property is very close to Tulse Hill mainline station which generates a certain amount of pedestrian flow during the rush hour periods. The property shares the vicinity with a mixture of service and retail trades.



## **DESCRIPTION**

The property comprises a ground floor lock up shop fronted former office with a private office to the rear and communal WC facilities. The property has a relatively modern shop front with internal security shutters, laminate flooring, spotlighting and good natural light. The property is considered suitable for a variety of trades.

## **ACCOMMODATION**

Gross Frontage	5.69m	18'7
Internal Width	5.63m	18'5 narrowing to 12.95m (12'5) after 4.02m (13'2)
Max Shop Depth	5.05m	16'6
Sales Area	27.87m <sup>2</sup>	300 ft <sup>2</sup> (approx)
Rear Office	12.07m <sup>2</sup>	130 ft <sup>2</sup> (approx)

Access to common areas and Male & Female WC's

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 by way of a new underlease to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended).

## **USE/PLANNING**

We understand the property currently falls within class A2 (Retail/Office) of the Current Town and Country (Use Classes) Order and would suite a variety of trades. 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 **£11,000 (eleven 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**