

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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SMALL LOCK UP SHOP **TO LET**

LOCATED FRONTING THE SOUTH CIRCULAR ROAD CLOSE TO ITS INTERSECTION WITH NORWOOD ROAD AT TULSE HILL AND AVAILABLE UNDER A NEW LEASE AT A COMPETITIVE RENT WITH NO PREMIUM

188A TULSE HILL, SW2 3BU

LOCATION

The property is situated fronting Tulse Hill in a highly prominent position forming part of a secondary parade of shops fronting the South Circular Road. The property benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods but there are short term parking bays in an otherwise red routed South Circular Road which encourage quick stop trade and easy loading. The property shares the vicinity with a multitude of secondary and local traders and has the capacity to service a wide catchment area.



DESCRIPTION

The property comprises a small ground floor lock up shop in a parade of similar units. The property has electric security shuttering, an air conditioning unit (not tested) and a suspended ceiling together with an internal WC. The property is considered suitable for a variety of trades that require compact accommodation at a realistic rent.

ACCOMMODATION

Gross Frontage	5.18m	17'
Internal Width	4.30m	14'11
Shop Depth	5.24m	17'2
Sales Area	20.43m ²	220 ft ² (approx)
Internal WC		

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

TENURE

The property is offered by way of 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 A1 (General Retail) of the current Town and Country (Use Classes) Order and would suit a variety of trades 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 **£6,000 (six 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