

212a Selhurst Rd South Norwood



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SE25 6XU

E Class Shop Lease For Sale

Contact:
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Location

Located close to the junction of Selhurst Road and the High Street on a main route from the library, recreational ground and the residential areas to the south west. The area incorporates a wide range of independent operators including a newsagent, craft beer 'Cabin', an Hairdresser, Pharmacy, Post Office and many takeaway and cafés. Other operators in close proximity include:

Costa Coffee, Greggs and Subway in addition to an Aldi store situated in close proximity on Station Road

Description

The property comprises a ground floor retail unit providing ground floor sales and a rear mezzanine storage/staff area.

Rent

£13,000 per annum exclusive

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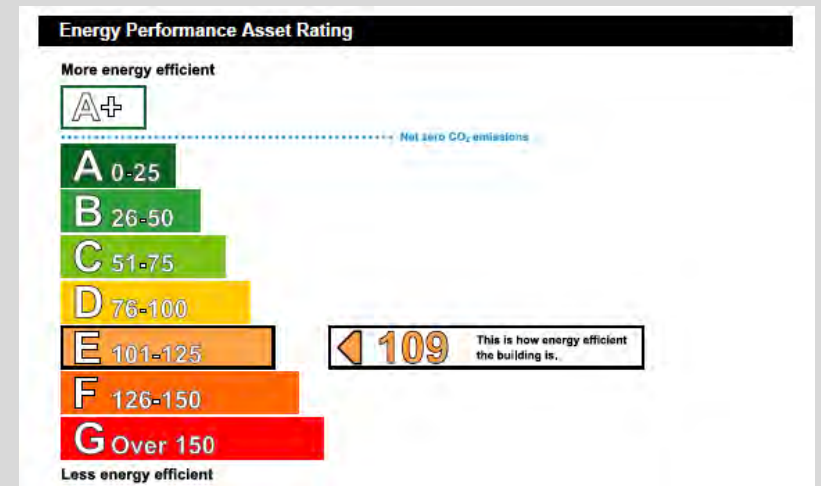
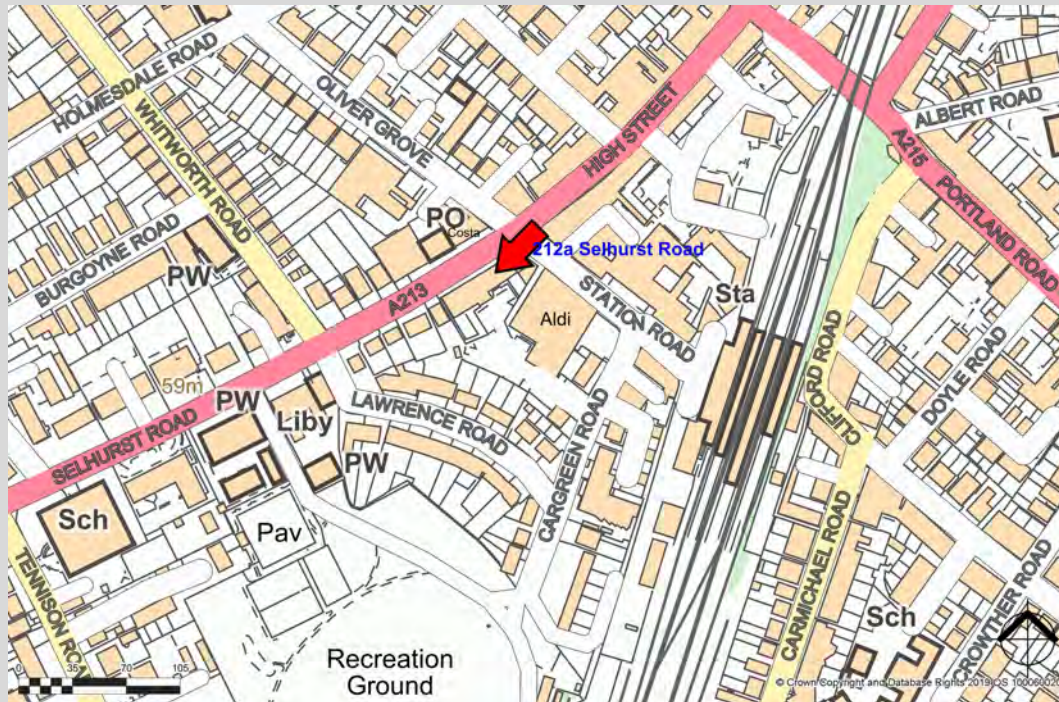
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Accommodation

The accommodation affords the following floor areas:

Ground: Sales	258 sq ft	23.97 sqm
Mezzanine: Stock	239 sq ft	22.22 sqm
Total	497 sq ft	46.19 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Lease Terms

Held by way of a 5 year full repairing lease (subject to a photographic schedule of condition) from 1/9/2018 at a rent of £13,000 per annum.

Premium

£ Nil

Security of Tenure

The lease is contracted outside of the Landlord and Tenant Act 1954 (part 2).

Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£8,400
UBR (2020/21)	0.499p
Notional Rates Payable	£4,192

Interested parties should verify these figures with the Local Authority.

Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

EPC

An EPC is available on request.

Service Charge

tbc

VAT

All figures quoted are exclusive of VAT, where chargeable.

Viewing

Viewing is strictly by appointment via sole agents JRBT Commercial Property Ltd

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SUBJECT TO CONTRACT

October 2020

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