

Prime Retail Unit

To Let

SOUTH NORWOOD, SE25

16 High Street – *Rent Now Reduced*

Suit A1 Coffee Shop or similar

Location

The property is located on the High Street a three minute walk from Norwood Junction overground station. Local national occupiers include **Aldi**, **Natwest**, **Greggs**, **Ladbrokes** and **Coral**. The retail mix includes a number of public houses, independent convenience and general stores, beauty salons and estate agents.

Accommodation

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor Sales	1,830 sq ft	(170 sq m)
Basement	880 sq ft	(81.75 sq m)

Description

A former retail bank unit over ground and basement, the unit has been stripped out and is offered in shell condition ready for immediate fit out.

Planning

The property currently benefits from A2 Use. A change of use is permitted from A2 to A1 without Prior Approval. Change of use to A3: up to 150sqm requires Prior Approval, above 150sqm planning permission is required.

EPC

An EPC has been commissioned and a copy can be provided upon request.

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS



Lease

The property is available by way of a brand new lease direct from the Landlords on terms to be agreed between the parties.

Business Rates

We understand that the property has been rated as follows:

Rateable Value:	£19,500
UBR (15/16):	0.493
Rates Payable:	£9,613.50

Interested parties are however advised to make their own enquiries to the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Rent

Rental Offers in excess of £30,000 per annum exclusive of rates, VAT and all other outgoings.

Viewings

All viewings are by prior appointment only from the sole agents:

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50 metres

 Experian Goad Plan Created: 05/12/2016
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