

Our Ref: GC/9300

"TO LET"
A2 PREMISES OF 415 SQ. FT. (38.57 M2)

381-383 NORWOOD ROAD, TULSE HILL LONDON, SE27 9BQ



Location:

The premises occupy a prominent position along the A215 Norwood Road opposite the junction with Leigham Vale. It is situated close to Tulse Hill station and just to the south of the A205 South Circular Road. This location benefits from excellent footfall from the station and heavy traffic flow on Norwood Road. The mixture of independent shops and larger retailers, including the Co-Operative Food, make this an ideal location.

- Description:** The premises are a ground floor lock-up A1/A2 unit in a prominent location which has previously been running as a wine merchants. It is comprised of a sales area with storage/kitchenette to the rear, and an additional sales area. This unit would suit a very wide range of retail and office uses and benefits from high density of commuters that pass by every day and its fantastic frontage.
- Accommodation:** Main office: approx. 245 sq. ft. (22.77 m²)
Rear Storage/Kitchenette area: 40 sq. ft. (3.72 m²)
Office 2: 90 sq. ft. (8.36 m²)
Storage 2: 40 sq. ft. (3.72 m²)
Toilet/basin
- Terms:** The unit is available to let on a new lease for a term to be agreed at a commencing rent of £15,000.00 per annum, other terms negotiable.
- VAT** The property is not registered for VAT
- EPC:** F- 132
- Rates:** Rateable Value £11,000.00
Small business rates relief may apply to these premises.
- Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

NOTICE

MISREPRESENTATION ACT, 1967. Galloways Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- i. These particulars and attachments are copyright of Galloways Commercial Limited. Any redistribution or reproduction of any part or of the document in its entirety is prohibited.
- ii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute entirely, nor in part, of an offer or contract.
- iii. All descriptions, dimensions, reference to condition and necessary permission for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact. We advise any prospective purchaser or lessee to verify the contents contained by inspection or employ their own experts to verify them.
- iv. No person in the employment of Galloways Commercial has any authority to make or give any representation or warranty whatever in relation to this property.
- v. No equipment including utilities circuits or fittings have been tested in the property.
- vi. No person in the employment of Galloways Commercial has any authority to make or give any representation or warranty whatever in relation to this property.