



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## TULSE HILL

222 Norwood Road SW27 9AW

Former "One-Stop" Convenience Store - SHOP LEASE AVAILABLE



### LOCATION

Former One-Stop Convenience Store in a busy main road location a short walk from Tulse Hill train station, in a modern development adjoining Anytime Fitness, Elmcourt Pharmacy and a NHS Health Centre. Kerb-side pay-and-display parking.

### ACCOMMODATION

Forming part of a modern building, and with the benefit of good quality ceiling, lighting, air-conditioning, security shutter.

The approximate areas are as follows:-

Ground Floor	174.19 sq m	1875 sq ft
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2 car spaces

### LEASE

Assignment of existing lease for term expiring February 2032, subject to capped rent reviews in 2022 and 2027

Tenant Break Options in 2022 and 2027.

### RENTAL

£20,680 pa exclusive

### PLANNING

The property currently has A1 planning, but other uses including A2 or A3 retail might be considered, subject to planning consent.

### RATES

VOA website states Rateable Value £26,500.

NB. This is the Rateable Value and not the rates payable. Interested parties must verify with the Local Rating Authority or Valuation Office Agency.

### VAT

All rents and prices are exclusive of any VAT that may be payable.

### EPC RATING – C

### VIEWING

For further information, plans or an appointment for inspection please contact:

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**SUBJECT TO CONTRACT**

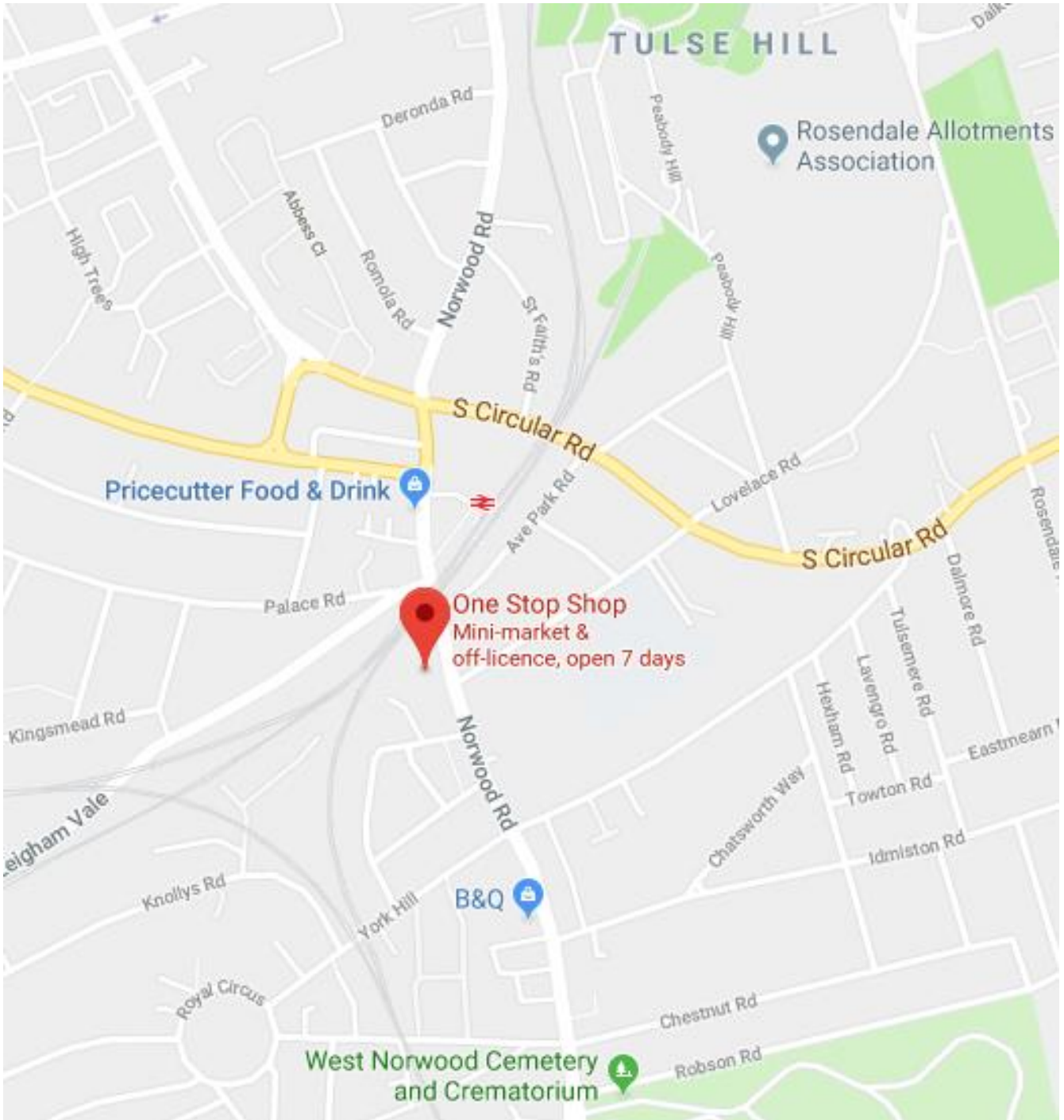


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