New development opportunity - For sale and To let

21-27 Dalton Street, London, SE27 9HS
Location
The property is located on the eastern side of Dalton Street, just off Norwood Road (A215). The road is predominantly residential properties. West Norwood (Southern) Rail Station and Tulse Hill (Southern and Thameslink) Rail Stations are both circa 0.3 miles away, which providing access to Clapham Junction and Victoria Stations. The thriving Norwood Road is occupied by multiple retailers, including Tesco Express, Sainsbury's Local and Superdrug.

Description
A new development opportunity in the characterful Dalton Street. The unit is over the ground floor only and is part of an on-going development, due to complete in late 2021.

This unique opportunity is available to either buy on a 999-year long leasehold or to let on a new lease.

Size

<table>
<thead>
<tr>
<th>Section</th>
<th>sq ft</th>
<th>sq m</th>
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<tr>
<td>Total</td>
<td>940</td>
<td>87.34</td>
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Proposal
£375,000 for the 999 year long leasehold.

Lease Terms
New FRI lease for a term to be agreed.
£22,500 per annum exclusive
We understand that VAT is not applicable.
Business Rates
Yet to be assessed.

EPC
Yet to be assessed.

Viewing
Strictly by sole agents:

Kinleigh Folkard and Hayward
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Important
DISCLAIMER: All areas are approximate and measured in accordance with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. Kinleigh Folkard & Hayward for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, Lessees and Assignees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees, Assignees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Kinleigh Folkard & Hayward has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract.

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