

RETAIL UNIT TO LET

SOUTH NORWOOD

156/162 Portland Road, SE25 4PT

**brasier
freeth.**
CHARTERED SURVEYORS



- Ground floor lock-up shop
- Adjacent to busy Tesco Express
- Flexible lease terms
- On street parking to front

| Location

The property occupies an excellent position on Portland Road, situated adjacent to a popular **Tesco Express** and nearby to the South Norwood Leisure Centre. Portland Road is a busy arterial route serving South Norwood and Woodside and comprises a wide variety of independent shops, restaurants and public houses.

| Description

The subject premises comprise a ground floor lock-up shop arranged with sales area to the front and ancillary, WC and staff room to the rear.

| Accommodation

The accommodation is arranged with sales area to the front and ancillary to the rear with the following floor areas:-

Sales Area	106.76 sq m	1,149 sq ft
Ancillary/Office	30.89 sq m	333 sq ft
Total	137.65 sq m	1,482 sq ft

| Terms

The shop is available on a new full repairing and insuring lease expiring April 2022 to be contracted outside the Landlord and Tenant Act 1954.

| Rent

£20,000 per annum exclusive plus VAT (if applicable).

| EPC

Details available upon request. Rating - D-85.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £13,500.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority. London Borough of Croydon - 020 8726 6000.

| Legal Costs

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

WAT002859.

VIEWING | Strictly by appointment through this office with:

Benjamin Haston
01923 205519
benjamin.haston@brasierfreeth.com

Neil Saunders
01923 205511
neil.saunders@brasierfreeth.com