

A1/A2 UNIT
15-17 CHURCH ROAD, CRYSTAL PALACE, LONDON, SE19 2TF



TO LET
TOTAL: 645 SQ. FT.

Also at:

Croydon
East Dulwich

Location

The premises are situated on Church Road (A212), forming part of the Crystal Palace Triangle, which continues to grow in popularity with an ever improving selection of independent retailers, cafes, and restaurants. Crystal Palace station is within walking distance which provides regular Overground (East London Line) and National Rail (Southern) services into Central London between London Bridge and London Victoria with the area well served by local buses.

Description

The property comprises a ground floor end of terrace double fronted retail unit. The space benefits from air conditioning, strip lights, electric security shutters and CCTV. There is also a kitchenette and W/C to the rear of the property.

Accommodation

The property has the following approximate net internal areas:

15 Church Road Ground Floor	25.17 sq. m.	(271 Sq. Ft)
17 Church Road Ground Floor	34.7 sq. m.	(374 Sq. Ft)

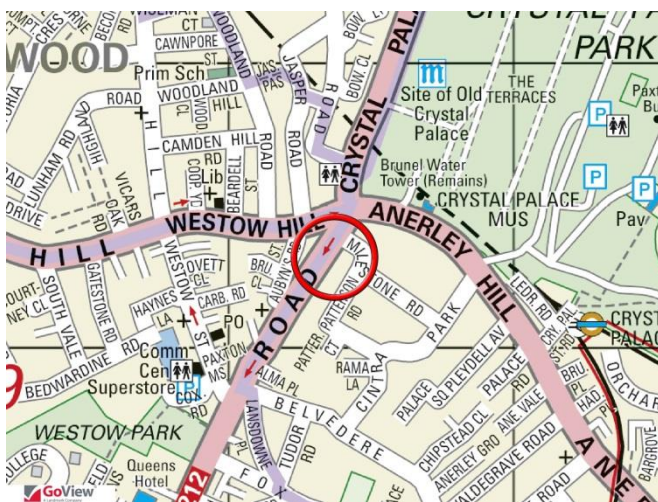
Total area of 15-17	59.87 sq. m.	(645 Sq. Ft)
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Rates

15 Church Road Ground Floor entered into the 2017 registry with a rateable value of £6,100.
17 Church Road Ground Floor entered into the 2017 registry with a rateable value of £8,200

A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

[Link](#)



Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Planning

The property benefits from A1 / A2 planning consent. However, the in going tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent

£26,000 per annum exclusive.

Legal Costs

Each party will pay their own legal fees.

VAT

Please note that VAT is chargeable on this property.

EPC

An EPC has been commissioned for this property.

Viewing

Strictly by prior arrangement with sole agents Hindwoods

Charlene Nicholls: c.nicholls@hindwoods.co.uk

Kevin Bright: k.bright@hindwoods.co.uk



CG5731

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