

# A1 SHOP TO LET

939 SQ FT (87.24 SQ M)

## KALMARs

COMMERCIAL

020 7403 0600



13 DARTMOUTH ROAD, FOREST HILL,  
SE23 3HN

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## LOCATION

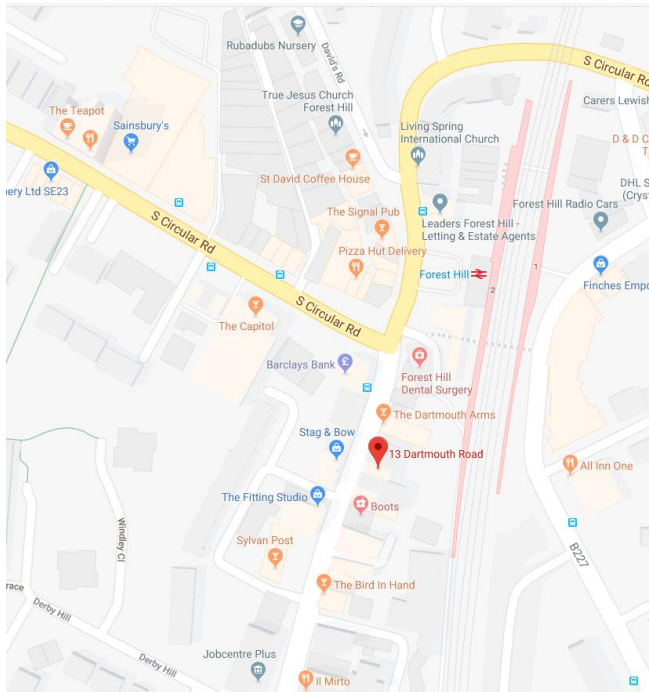
The property is located within the parade of shops along Dartmouth Road. The road leads to Forest Hill station which is only 134m away.

Retailers in the parade and local area include independent cafés, restaurants and pubs. As well as larger corporations such as Boots, Sainsbury and Barclays bank.

Forest Hill services the Overground Line, Southern Rail and Thameslink lines.

## TENURE

A new lease will be available on flexible terms.



## DESCRIPTION

The property, which is available immediately, comprises a ground floor shop area and basement store measuring 247 sq ft.

It benefits from electronic shutters, windows at the front and rear of the unit, one toilet and a wash room at the back of the property.

## RENT

Seeking offers in the region of £17,500 per annum.

## VAT

VAT will be applicable on the property.

## COSTS

Rateable Value – Rateable value is £9,800 (2017).

Service Charge – Service charges are yet to be confirmed.

Legal Costs – Both sides will be responsible for their own legal costs.

## VIEWING

By appointment through sole agents.

## CONTACT

KALMARs COMMERCIAL

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