

To Let**the wine parlour Herne Hill**

wine shop. wine bar. wine courses

18

**18 Half Moon Lane, Herne Hill, SE24 9HU****Location**

The property is situated on the West side of Half Moon Lane within the middle of a parade of shops. Nearby retailers include, Intersport, Pizza Express, Sainsburys, Blackbird bakery amongst many other independent retailers. The shop benefits from high footfall throughout the day.

Description

The ground floor is 733 sq ft (approx.) with toilets located to the rear of the property and also benefits from outside space. The basement (429 sq ft) provides the perfect space for storage and/or to be used as a mini office. The property also benefits from having access to a garage which is set within a gated yard accessible from Stradella Road.

Accommodation

Ground Floor: 108 sq m 1162 sq ft

Use Class

We understand the use class to be A1 Retail.

Lease

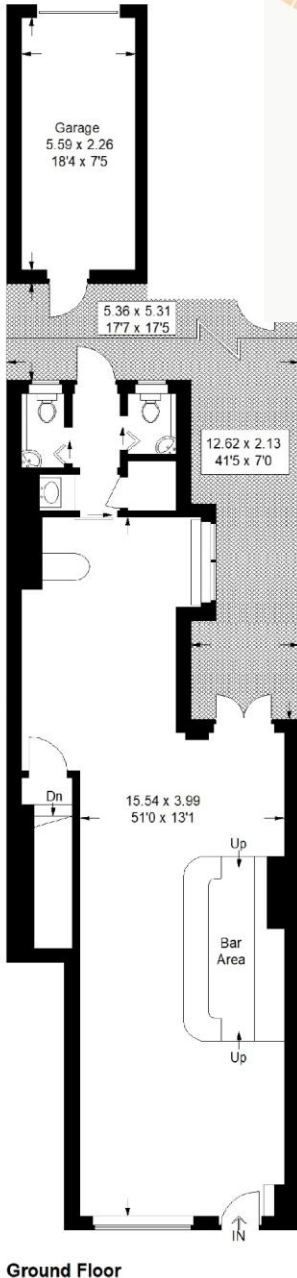
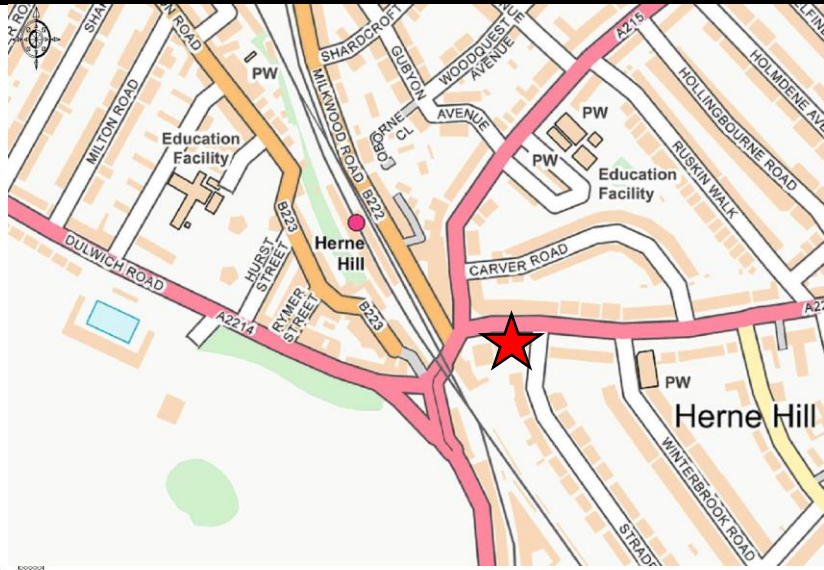
The property is available by way of a new FRI lease. Terms to be agreed.

Rent - POA.**Rates** - TBC.**VAT** - All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate**EPC** - Band C (67)

A full report is available upon request.

Half Moon Lane, SE24

Approximate Gross Internal Area
 Lower Ground Floor = 39.9 sq m / 429 sq ft
 Ground Floor = 72.7 sq m / 783 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 125.5 sq m / 1351 sq ft



Lower Ground Floor

Ground Floor



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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

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