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property consultants

Norwood Road | **Herne Hill, London, SE24 9AA**

DOUBLE FRONTED A3/A5 SHOP TO LET

Norwood Road | Herne Hill, London, SE24 | DOUBLE FRONTED SHOP TO LET

- ground floor
- 102.19 m² (1,100 ft²) approx
- a3 (restaurant) & a5 (take-away) uses
- rent: £45,000 per annum exclusive
- new lease ~ premium offers invited
- opposite Brockwell Park

DESCRIPTION

Double fronted mid terrace retail unit, arranged on the ground floor, currently trading as a fully fitted licensed restaurant and take away. Further information can be provided upon application - confidentially available.

We understand that the premises have A3 (Restaurant) and A5 (Take-Away) uses.

LOCATION

Situated on the busy Norwood Road (A215), between Croxted Road (A2199) and Half Moon Lane (A2214), opposite Brockwell Park in Herne Hill. Neighbouring occupiers include; Costcutter & Post Office, 500 Degrees Pizza, Blackbird Bakery, Wild & Lees Off-Licence, White Feather Boutique, Pizza Express, Mimosa Deli & Cafe, Oxfam, Intersport, Sainsburys Local, Dugard & Daughter Butchers, Tesco Express, together with a vibrant mix of independent and local traders.

Herne Hill mainline railway station is within walking distance, providing services into London Victoria, Blackfriars, Farringdon, St Pancras, Luton Airport and Orpington. There are also buses serving the area, located on Norwood Road close to the premises.

ACCOMMODATION

Ground floor	102.19 m ²	1,100 ft	N.I.A.
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TERMS

A new full-repairing and insuring lease is available, on terms to be agreed. The premises will be let as an empty shell and available from Q4 2018.

BUSINESS RATES

We have been advised that the current rateable value for the entire current tripple unit is £46,250. This will have to be re-assessed. Please contact Southwark Council on 020 7525 5505 to confirm what the business rates payable will be for a double unit.

VIEWING

Strictly by appointment through sole agents (staff unaware): -

James Commercial 020 7127 8781 / info@jamescommercial.co.uk



✉ info@jamescommercial.co.uk

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