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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

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SHOP TO LET A1/A2 Use



1519 London Road,
Norbury,
London, SW16 4AE

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

1519 London Road, Norbury, London, SW16 4AE

Location:

The property is situated on the west side of London Road, (A23) opposite Norbury Railway Station.

The surrounding area comprises a mix of local and multiple retailers that include Halifax, Superdrug, Barclays Bank and Ladbrooks.

Accommodation:

The property comprises a ground floor retail area with the following approximate dimensions:

Retail/Sales	88.91 sq m	957 sq ft
Office	9.33 sq m	100 sq ft
Ancillary Storage	5.63 sq m	61 sq ft
Total	103.86 sq m	1118 sq ft
2 x wc's		
Frontage	6.19 m	

There is one car parking space at the rear of the property.

Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £25,000 per annum exclusive of VAT (if applicable) subject to contract.

Legal costs:

Each party to pay their own legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £12,500. The UBR for 2012/13 is 45p in the £.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Sole Agents Gildersleve & Payne
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Energy Performance Certificate:

