

REAR GROUND FLOOR OFFICE/STUDIO

TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **14 Perry Vale**
Forest Hill, London, SE23 2LD



**REAR GROUND FLOOR
OFFICE/STUDIO
(USE CLASS E)**

TO LET

- Rear ground floor
- Frontage to Waldram Place
- Walking distance of Forest Hill Railway Station
- Excellent transport links

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

14 Perry Vale
Forest Hill, London, SE23 2LD



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Location

The property is prominently situated on the corner of Perry Vale and Waldram Place and benefits from excellent transport links. The property is situated close to Forest Hill Station (0.1 miles) which provides regular services to East Croydon and London.

Description/Accommodation

The accommodation comprises the rear part of the ground floor of this three storey property and benefits from frontage to Waldram Place.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor 26.48 sq m 285 sq ft
(Rear Office/Studio)

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent:

£750 pcm, subject to contract and VAT (if applicable).

Business Rates

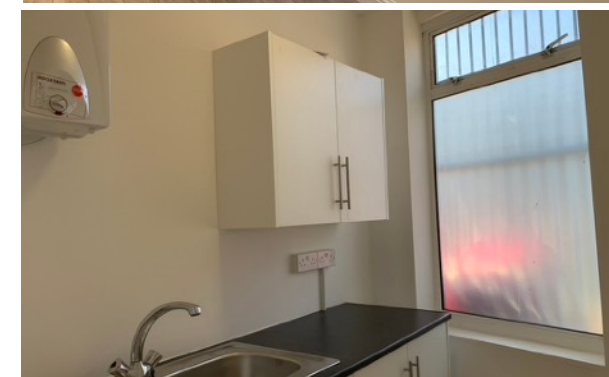
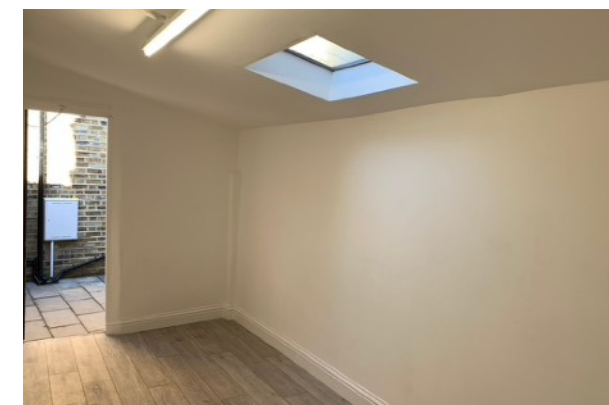
According to the Government website the property has a Rateable Value of (To be assessed). The UBR for 2020/21 is 49.9p in the £. Small Business Relief may apply.

Legal costs

Each Party to pay their own legal costs incurred in this transaction,

Energy Performance Certificate

Energy Performance Rating: C (74)



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.