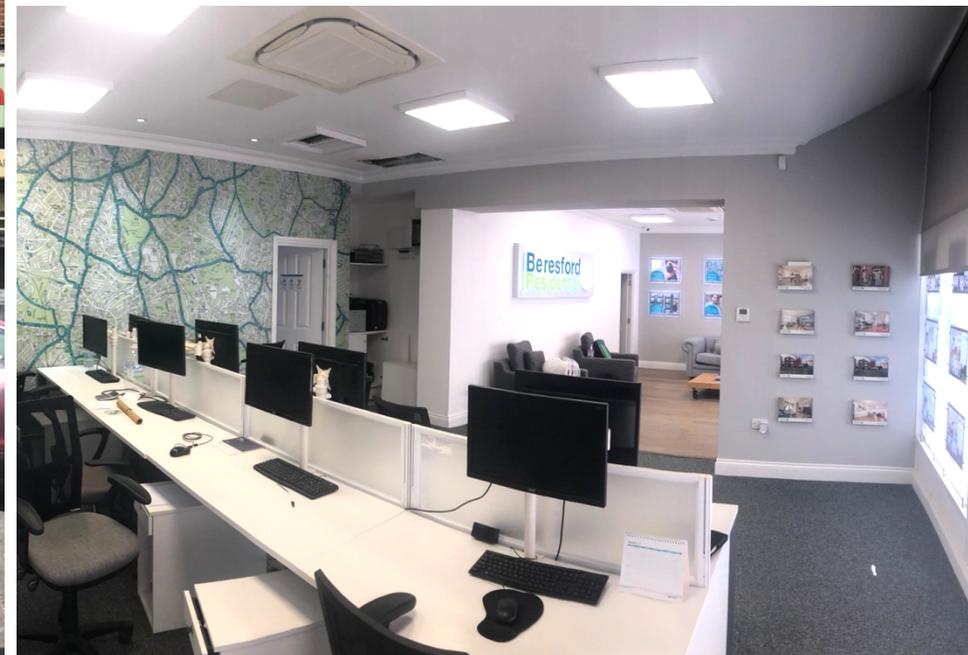


RETAIL/OFFICE TO LET

471-473 NORWOOD ROAD, LONDON SE27 9DJ

1,066 sq. ft (99 sq. m) APPROX. NIA



DOUBLE FRONTED UNIT ON BUSY ROAD, HIGH FOOTFALL

RENT: £39,000 PER ANNUM

PLEASE CALL US ON: 07738 543 189

- New Lease, flexible terms
- Air conditioning
- High ceilings (2.9m)
- Double fronted retail unit

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

Arranged over the ground floor, this double fronted property benefits from 11.2 metres of retail frontage along the busy Norwood Road.

Internally the property has a spacious 2.9m ceiling height. Towards the front there is an open plan retail area, with 2 partitioned rooms. To the rear is a large kitchen and WC facilities. The property also benefits from 400 sq. ft approx. of basement space.

LOCATION

Set within a prime location along Norwood Road (A215), just off the South Circular. The property is a 5-minute walk to both West Norwood Station and Tulse Hill train stations.

ACCOMMODATION

Ground Floor: 1,066 sq. ft (99 sq. m) approx.

ENERGY PERFORMANCE (EPC)

Available upon request

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract.

TENURE

Available on a new Full Repairing and Insuring lease on flexible terms.

RENT

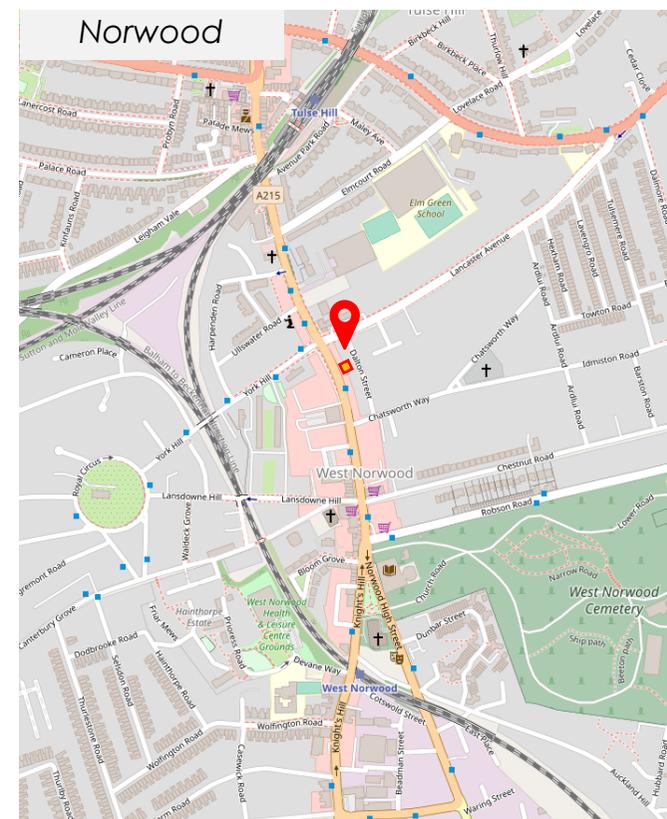
£39,000 per annum

*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

RATEABLE VALUE

The Rateable Value is: £26,500

*All applicants are advised to make their own enquiries with the local council



VIEWING AND FURTHER INFORMATION

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