

110 Norwood High Street
London,
SE27 9NH

TO LET

By Way of New Lease

£18,500 Per annum

Set on Norwood High Street,
which continues Norwood Road
(A215) . Property is close to the
junction with Rothschild Street
within a mixed use parade.
Approx. 7 miles south of Central
London and 1 mile from
Streatham. West Norwood
Station is a short distance away.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

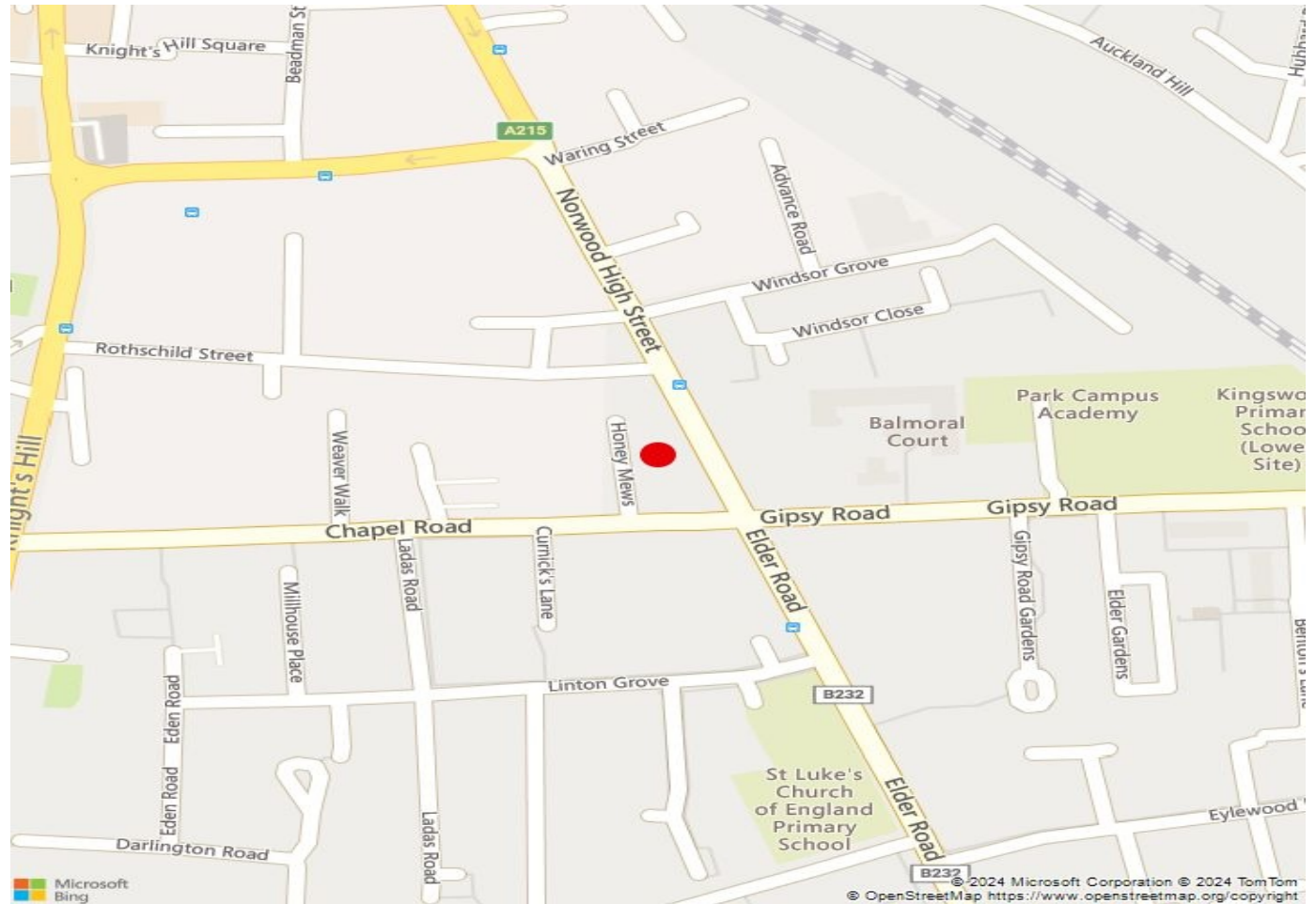
Description

Ground Floor Shop 614 sq.ft. approx. retail area 215 sq.ft. with w.c and kitchen.

Workshop at rear 321 sq.ft. Currently used as a bakery.

Rear access via a service road from Chapel Road.

Client will consider letting the shop on it's own without the rear workshop at £12,000 per annum.



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Rent

£18,500 Per annum

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Each side to bear their own legal fees.

Rates

Rateable value - £5,700 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Energy Rating C - Valid until December 2033

VAT

Not VAT Elected

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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