

HUNTERS®

HERE TO GET *you* THERE



Dartmouth Road

Forest Hill, SE23 3XU

£1,250 Per Calendar Month



Commercial unit available on a new lease (term to be negotiated). The unit is either available to continue trading as a picture framing business (in which case the business would need to be purchased from the current occupier) or available vacant on new lease terms.



Commercial EPC rating of - 89D

In date electrical certificate available.

New lease terms to be negotiated.

Below rateable value – No business rates to pay

Rent £15,000 per annum exclusive / £1250 pcm exclusive.

No VAT to be paid

Other businesses nearby include Costa Coffee, Sainsburys, Superdrug, and several boutique shops and businesses. Those businesses include solicitors, popular gastro pubs, hair salons, barbers, tailors to name but a few.

Available vacant or the incoming tenant can buy the existing trading picture framing business with new lease terms granted.

The Picture framing business is established with an existing client base having been trading from this premises since 2014.

Please contact us if you wish to discuss buying the business and we will introduce you to the owner of the business.

The retail unit of approximately 30 sqm with glass shop front is in a prime town centre location near the main junction of the town centre which benefits from lots of passing trade.

The shop has a W/C, door from rear of premises onto a shared garden space, two floor levels, in date EPC with D rating and in date electrical certificate.

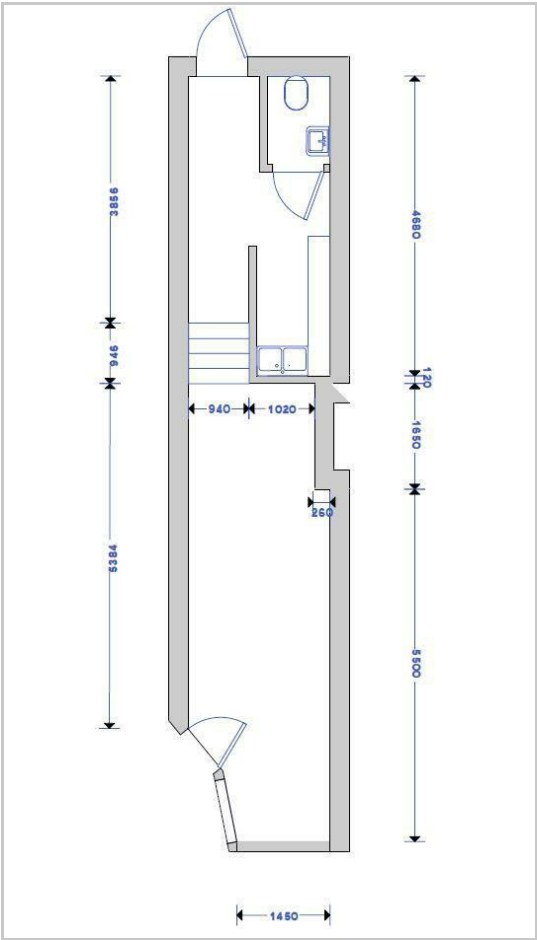
The lease terms are open to negotiation so please call us to discuss your requirements / plans.

Please note: For transparency and declaration of interest, the owner of this premises is connected the Hunters Estate Agents in Forest Hill.

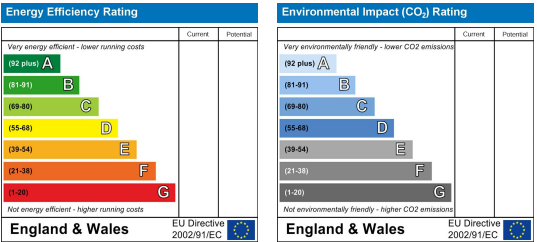
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.