

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Norwood Road, West Norwood, SE27 9AZ**

**Fantastic Lock-up Retail Unit**

**Available Now**

**Prime Location**

**£1,666 Per Month**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

**Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)**

**[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)**

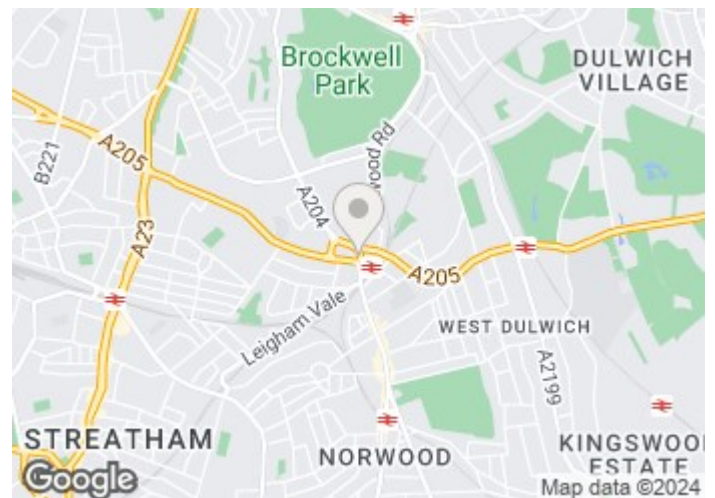
Formerly a banking hall and vaults, but more recently a fire place retail unit. The premises comprise a main office/sales area to the front with a private office off, whilst an internal hallway leads to the rear to two further private offices. A staircase leads down to the former banking vaults which provide basement storage.

Accommodation:

Main office/sales area: 390 sq.ft. (approx.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		


Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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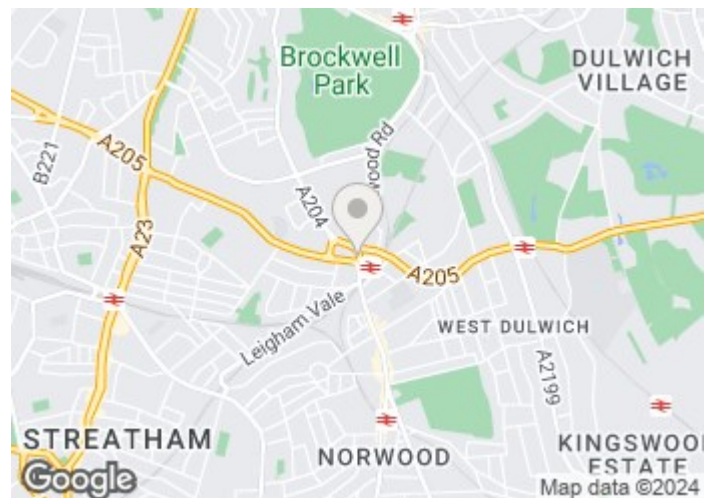
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Front Office: 115 sq.ft. (approx.)  
 Middle office/lobby: 145 sq.ft. (approx.)  
 Rear office: 210 sq.ft. (approx.)

Terms:: To let on a new F.R. & I. Lease at a commencing rent of £20,000.00 per annum.

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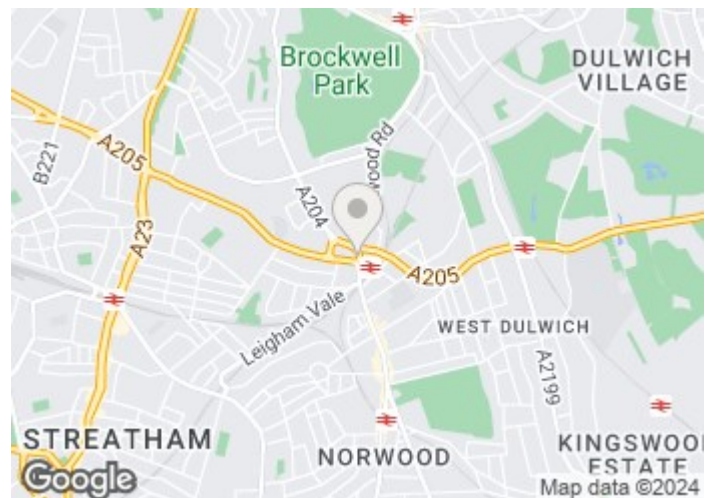
Legal Costs: Each party to bear own legal costs.  
 Current rateable value (1 April 2023 to present) £14,000

Viewing: By appointment only.

Location: The premises occupy a corner position at the junction of Norwood Road and Perran Road on the

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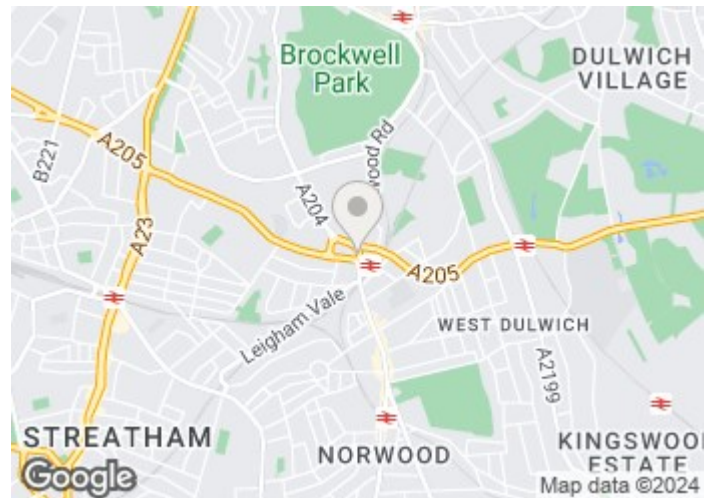


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main A205 South Circular Road on the Tulse Hill one-way system. Tulse Hill railway station is approximately 50 yards away, with many bus routes serving this location.

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