

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Norwood Road, London, SE27 9AZ**

**Vacant Lock Up Shop  
Ground floor and Basement**

**Available Now**

**Prime Location**

**£260,000 Leasehold**


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


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

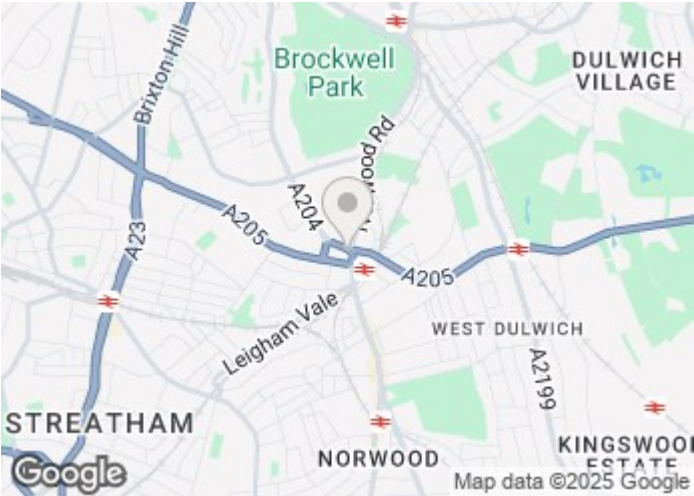
[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic lock up shop unit situated on a busy parade, with easy access for Tulse Hill train station and various bus routes. The unit comprises of a main ground floor area with a storage room, a basement area and a wc. The property is currently let on a 15 year agreement at a rent of £23,000 per annum. Viewings strictly via Stapleton long, call now to avoid disappointment

Current rateable value (1 April 2023 to present)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

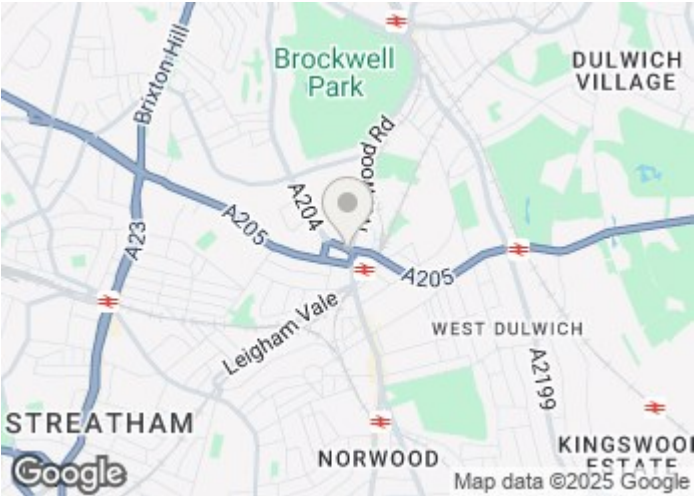
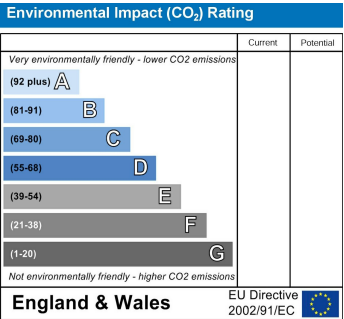
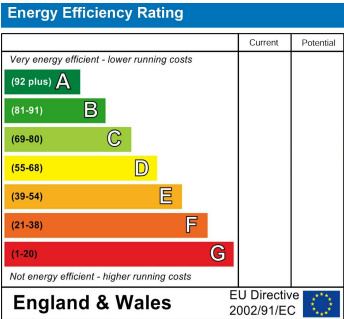
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.

£9,400

Leasehold: Years Remaining 108



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