

High Street, London, SE25 6EZ



## Commercial

- Substantial Commercial Premises
- Vacant
- Large Upstairs Area
- Should Be Viewed Internally To Be Appreciated
- Available Freehold Or Possible Lease (Subject To Agreement Of Terms)
- Prominent High Street Position
- Loading Bay To Rear
- Elevator/Lift (Not Tested)
- In Our Opinion May Offer Opportunity & Potential
- The Vendor Informs Us The Premise Was Once A Tesco

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LARGE SHOP FOR SALE WITH LOADING BAY AND FULLY SEPARATED UPPER PART with a total floor area of nearly 7,000 sq ft (not verified). The property is located on a busy High Street close to Norwood Junction Station and all general amenities. The shop floor area has 'cleared space' with no pillars and measures towards 3000sq ft with further space at the rear and above on the first floor. We are told the property was built to its present lay out by Tesco in 1962 and was constructed to a high structural standard with a new roof being added approx. 2 years ago, across the whole premises. The loading bay area to rear, front on to St Dunstan's Road giving easy access for on/off loading. This property is sold Freehold or there is a possibility of Leasing - ask for further details.

FRONT SHOP Close to 3000 sq ft open space - no pillars, glass front with shutter.

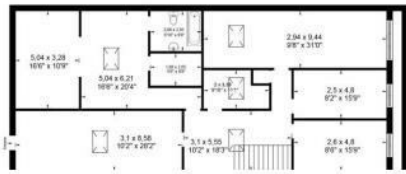
LOADING BAY AREA Opens to St Dunstan's Road, there is a lift to first floor plus staircase, large loading area.

FIRST FLOOR REAR Large open space ideal storage area with access to toilets and the various front rooms.

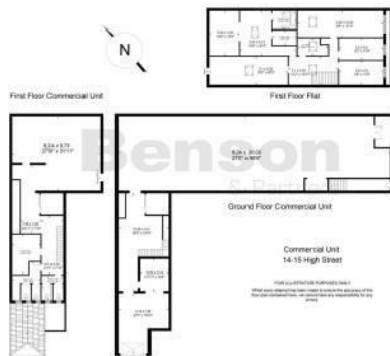
SELF CONTAINED AREA AT FRONT Dedicated stairs up from street level, very large multi roomed area which could possibly be converted to flats subject to planning consent.

Call for further details

Tenure : Freehold

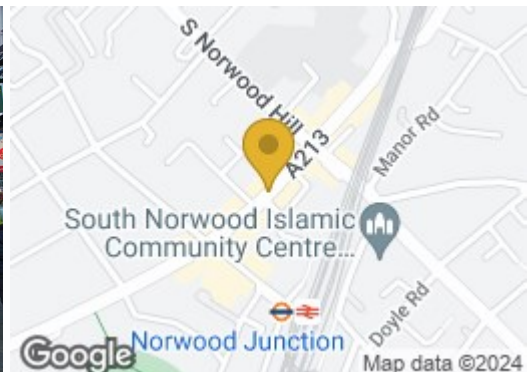


First Floor Commercial Unit



## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.