

HUMMERSTONE & HAWKINS

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SMALL RETAIL / OFFICE PREMISES TO LET



'E' class premises available to let.	35A Forest Road
Total retail floor area of approximately 140sq ft.	Slade Green
Located within an established shopping parade.	DA8 2NU
Situated opposite Slade Green train station.	Tenure - TO LET
Suitable for office space / hair / beauty businesses.	Rental - £8,500pa
Available on a new lease for minimum term of 5 years.	Hummerstone & Hawkins 0208 303 1061

LOCATION:

The subject property is located at the end of a small shopping parade opposite Slade Green Train Station. Other business within the parade includes a Londis Convenience Store, Pharmacy, Newsagents, Café and Chinese Take Away.

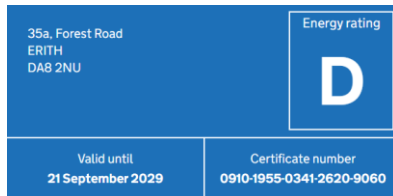
DESCRIPTION:

The main retail area is approximately 140sq.ft. To the left-hand side of the retail area is a door through to a hallway which has doors to a small store area plus a WC,

TENURE:

The premises are available by way of a new full repairing and insuring lease and at a commencing rental of £8,500 per annum.

The rent will increase to £9,000 per annum at the end of year 3.

EPC:**RATES:**

We understand that the premises is exempt from paying business rates. Interested parties are advised to make their own enquiries with the relevant council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property / business. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061