



33 Burnt Ash Hill, London, SE12 0AE

A well-positioned ground floor locks up shop with small rear yard to let on a new lease.

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Rent: £13,000 per annum exclusive

LOCATION: - The property is situated fronting Burnt Ash Hill between Lee Green Station and the South Circular Road. Burnt Ash Hill is a busy thoroughfare and bus route and the property benefits from considerable passing vehicular traffic and an amount of pedestrian flow generated by nearby retailers and the proximity to Lee Station. There is temporary parking in front of the parade promoting quick stop trade.

The surrounding area is a densely populated residential catchment which the parade is able to service. The property shares the parade with a mixture of specialist retailers and service industries and the property would suit a variety of businesses.

DESCRIPTION: - The property comprises a ground floor lock up shop most recently used as a hairdresser. The unit is formed of a sales area, a staff kitchenette to the rear and an external WC. There is a small rear yard.

ACCOMMODATION: -

Gross frontage	2.891m (9ft)
Internal width	2.891m (9ft) approx.
Shop depth	8.277m (27ft)
Sales area	27.369m ² (294ft ²) approx.
Kitchenette	
Yard	5.4m ² (58ft ²) approx.
External WC	

TENURE: - The property is to be offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

BUSINESS RATES: - The property has a rateable value of £7,000 (Seven thousand pounds). Interested parties should contact the Local Authority to confirm the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - An EPC has been commissioned and will be made available upon request.

VAT: - We understand that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Date: 23/09/2024



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