

A1/ A2 RETAIL UNIT TO LET UNIT 8 TURNHAM ROAD, BROCKLEY, LONDON SE4 2HH



30.73 SQ. M. (330 SQ. FT.)

Location

The property is situated on Turnham Road; between Frensbury Road and St Norbert Road, and is located within a densely populated residential area.

Brockley Station (10 min) is within walking distance providing regular services to Central London and the South East. There are also numerous buses that serve the locality.

Description

The property comprises a ground floor corner unit. Internally the property is arranged as a front retail/office area with kitchen, W/C and partitioned office to the rear.

The property benefits from electric heater, suspended ceiling, manual security shutter and carpet tiles. A fire exit is situated to the front of the building.

Accommodation

Ground floor Retail: 24.20 Sq. M. (260 Sq. Ft.)

Kitchen: 6.53 Sq. M. (70 Sq. Ft.)

W/C

Total: 30.73 Sq. M. (330 Sq. Ft.)

EPC

An EPC has been commissioned for this property.

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Planning

The property benefits from A1/ A2 planning consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rates

The property is entered in the 2017 rating list with a rateable value of £5,000. A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

Rent

£6,500 per annum exclusive.

Legal Costs

The tenant is to be responsible for the landlord's legal costs.

VAT

Please note that VAT is chargeable on this property.

Also at:

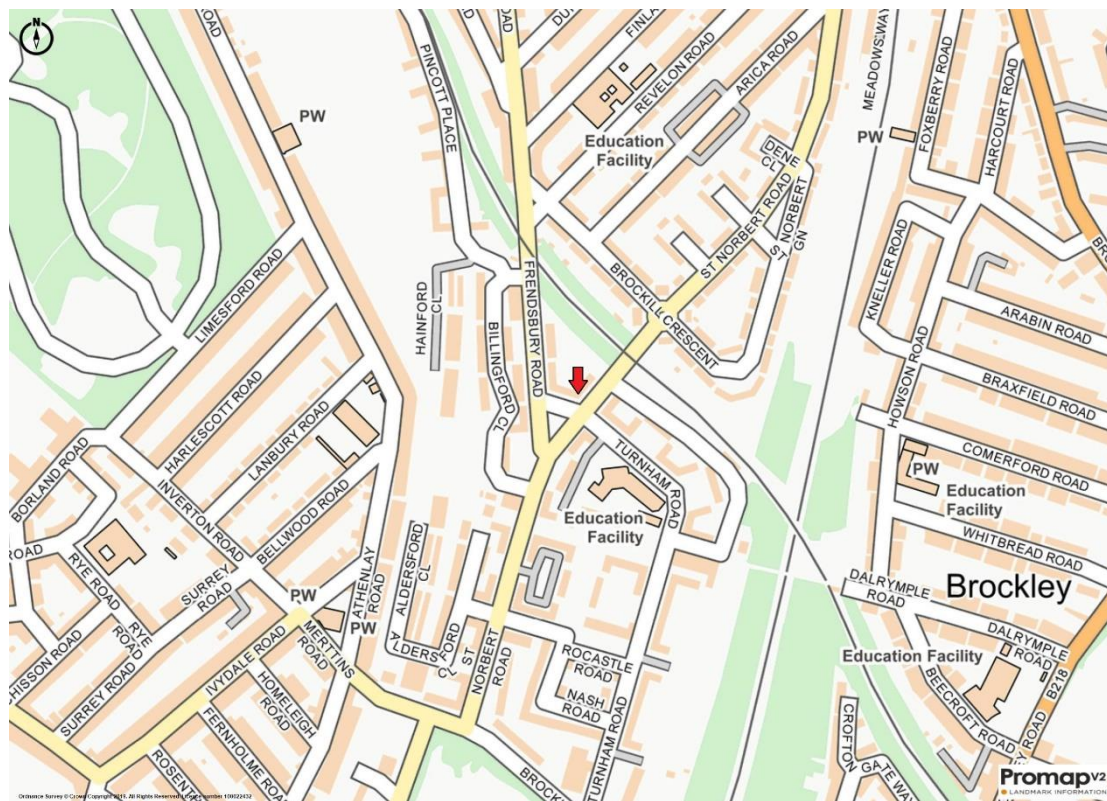
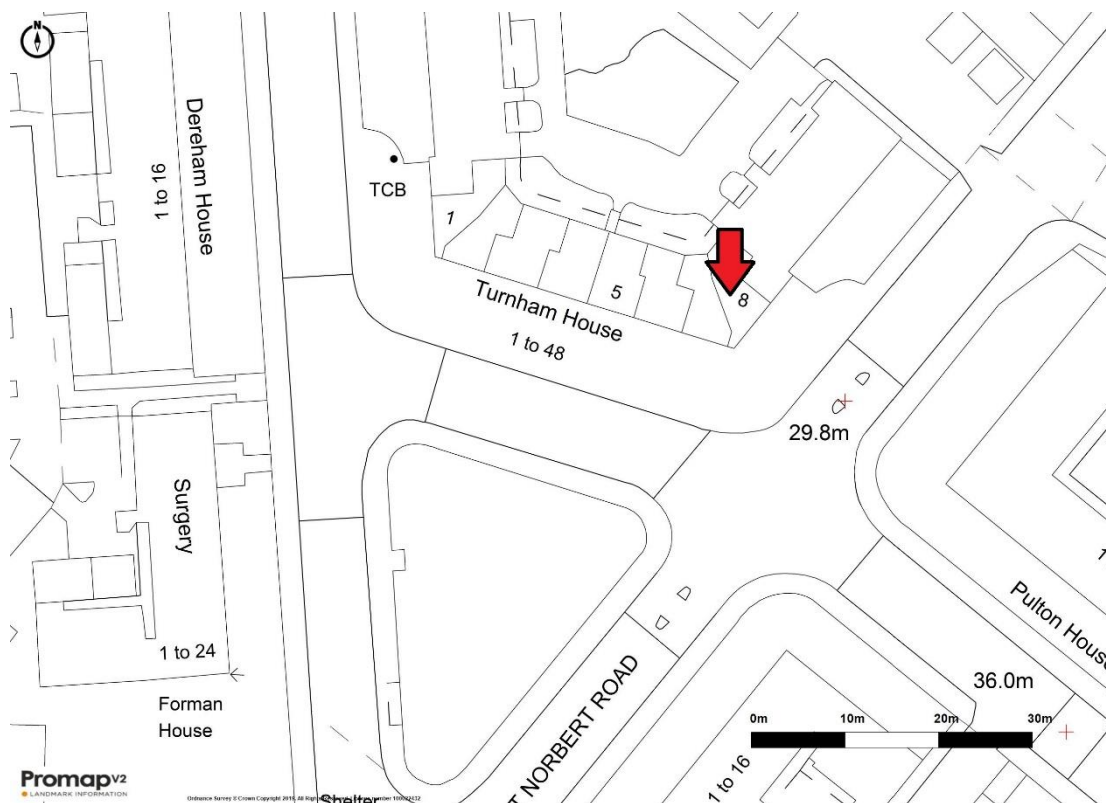
Croydon
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RICS

Strictly by prior arrangement with sole agents Hindwoods

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