

**527 SQ FT (49 SQ M)**  
**PROMINENT LOCK-UP SHOP WITH**  
**PARKING AT THE REAR**

**\*BUSTLING MAIN ROAD TRADING LOCATION\***  
**\*100% SMALL BUSINESS RATES RELIEF AVAILABLE\***

**TO LET**



**Nearby occupiers include Iceland, Pizza Hut, Hallmark,  
NatWest, Lloyds Bank, Paddy Power and Costa**

**1360 LONDON ROAD, NORBURY**  
**LONDON SW16 4DE**

Henry Adams HRR Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

The property fronts a bustling main road location in Norbury's principal shopping area. The property is within the vicinity of a mixture of secondary and multiple retailers, including Iceland, Pizza Hut, Hallmark, NatWest, Lloyds Bank, Paddy Power and Costa. There is a pedestrian crossing close by which offers enhanced pedestrian foot flow. A location plan and street view can be viewed online through Google Street Maps by typing in the property's postcode SW16 4DE

## **DESCRIPTION**

A prominent ground floor lock-up shop extending to approximately to 527 sq ft (49 sq m). There is general parking at the rear for traders occupying numbers 1358 – 1370 London Road.

## **TERMS**

The premises are available upon a new full repairing and insuring lease for a term to be agreed. A rental deposit will be required.

## **RENT**

£18,000 per annum exclusive, payable quarterly in-advance.

## **VAT**

The property has not been elected and is therefore not subject to VAT.

## **LEGAL FEES**

Each party to pay their own legal fees.

## **PLANNING**

We understand the property falls within a mixed A1 (Shops) and A2 (Financial & Professional Services) use class, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

## **BUSINESS RATES (2018/2019 FINANCIAL YEAR)**

The current Rateable Value advertised by the Gov.UK [www.gov.uk](http://www.gov.uk) is £8,800. The Uniform Business Rate multiplier for 2018/2019 is 0.48p in the £ making the Rates Payable £4,224. Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rate Relief. Interested parties are advised to contact London Borough of Croydon Business Rates Department on 020 8726 7000 to verify these figures.

## **VIEWING ARRANGEMENTS – CONFIDENTIAL TO STAFF**

By appointment with Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial) The premises are currently occupied by Smoke & Watch and may be informally viewed as a customer but we would strictly ask that no approaches are made to shop staff.

## **CONTACT**

Andrew Mark Algar BA (Hons) - Head of Commercial Property

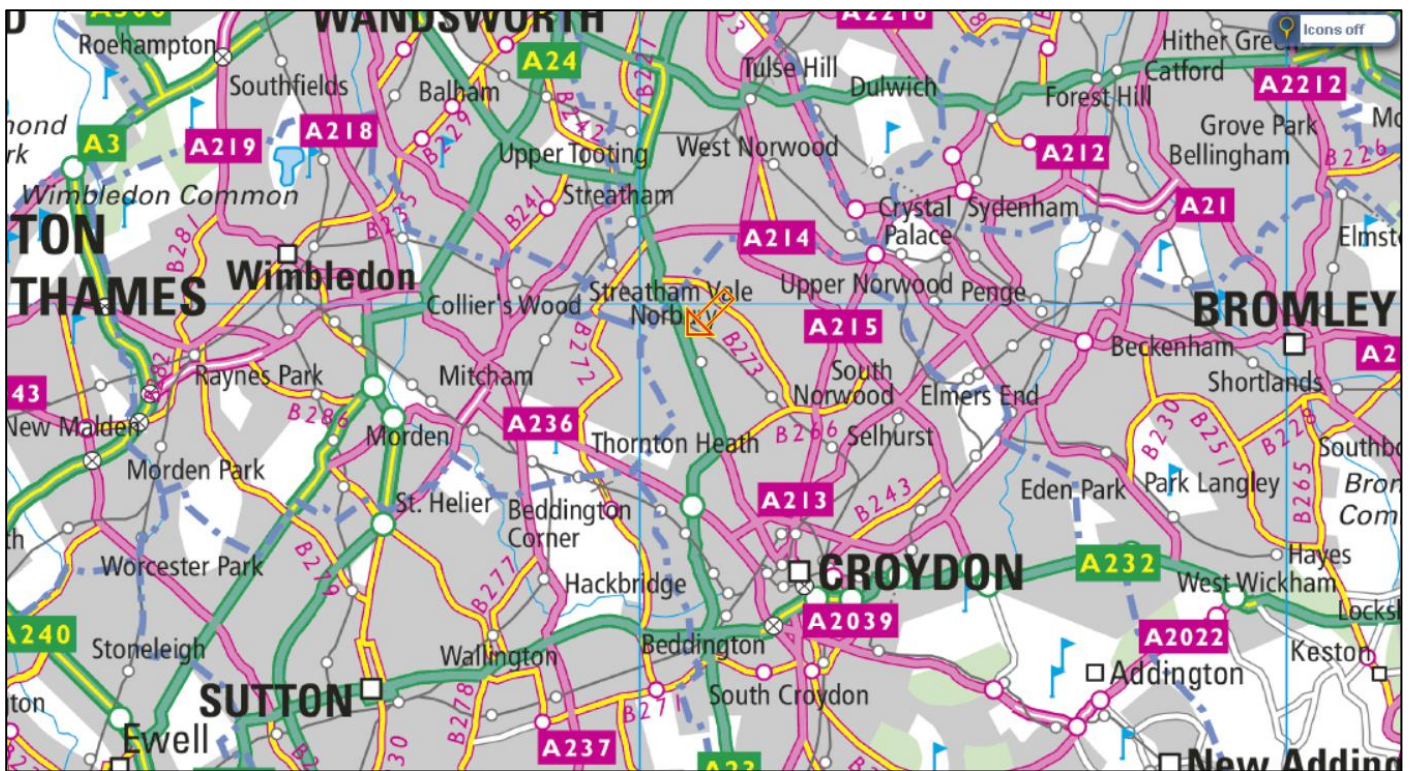
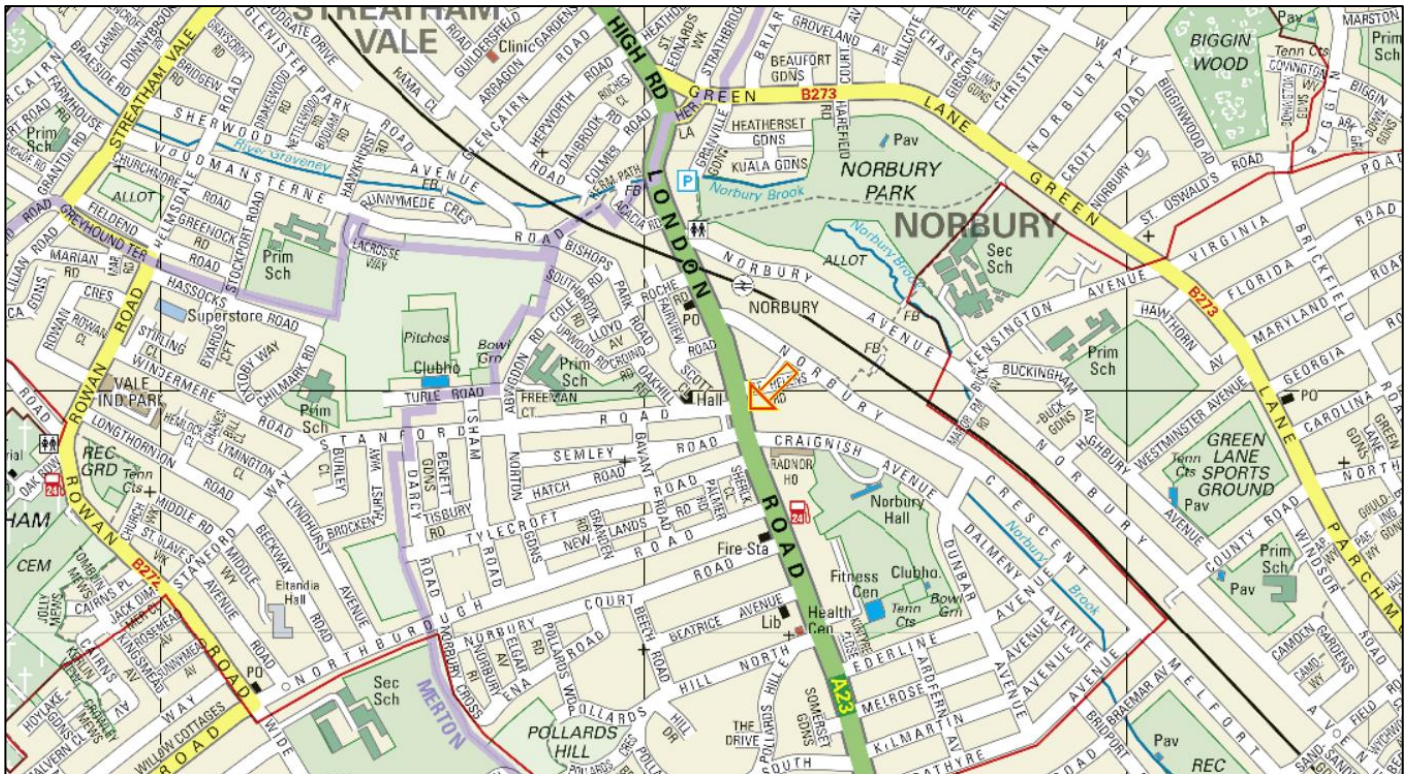
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## LOCATION MAPS - NOT TO SCALE



## ENERGY PERFORMANCE CERTIFICATE

Available by email upon request

Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.