



TO LET

127-129 Stanstead Road
Forest Hill
London
SE23 1HH

Large E (A1) Class Unit

Approx. 4,421 Sq Ft





Location

The premises are located on the Northern side of Stanstead Road (A205), within 1km of Forest Hill Town Centre and Forest Hill Train station, which gives fast and frequent service to London.

Whilst forming part of a retail parade, the immediate surrounding area is a mix of residential and Industrial premises (within Malham Road, an established Industrial location).

Description

The premises form a double E class unit, which although currently heavily partitioned, could effectively be one large open plan space (there is a rear area that is elevated by several steps).

There is also a kitchen and shared W.C in a communal rear yard.

To the front of the premises have two forecourt parking spaces (would mean double parking) which would likely be beneficial for loading and unloading and there is unrestricted street parking within 100 yards.

Being a double unit, the space benefits from a wide shop front, giving excellent visibility from the busy A205.

Agents note

Once the partitions have been removed, this would form one of the largest retail units in the area, and as such, it is considered would be ideal for occupiers who require larger units, such as small Supermarkets/Convenience stores/Gyms.

Rent

Price on application.

Terms

The premises is available on a new FR&I lease for a period to be agreed.

Property Use

We assume the premises benefits from large E (A1) Use Class planning consent.

Business Rates

TBC

VAT

VAT will not be applicable.

Accommodation

The property has been measured on a Net Internal Basis (NIA) in accordance with the RICS Code of Measuring Practice to provide the following areas:

Retail Area	399.48 sq m	(4,300 sq ft)
Kitchen	11.23 sq m	(121 sq ft)
Total Area	410.71 sq m	(4,421 sq ft)

EPC

The property has an EPC rating of B (39).

Legal Costs

Each party to pay their own legal costs.

Viewings

Strictly by prior arrangement with sole agents on 0208 858 9303:

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