



DOUBLE FRONTED CLASS E PREMISES
TO LET £28,000 PER ANNUM
279-281 PORTLAND ROAD SOUTH NORWOOD SE25 4QQ





- APPROX 76 SQ M (818 SQ FT)
- BUSY NEIGHBOURHOOD PARADE
- 8.9M GROSS FRONTAGE
- AVAILABILITY SUBJECT TO VACANT POSSESSION
- NEW LEASE & NO PREMIUM

Location

Situated in the heart of South Norwood, a well-established mixed-use thoroughfare connecting the vibrant South Norwood High Street to Woodside and Norwood Junction.

The property enjoys a position on the eastern side of the road, benefiting from steady footfall and strong visibility. The surrounding area comprises a mix of independent retailers, cafés, and residential properties, creating a lively neighbourhood feel.

The location is well-served by public transport, with Norwood Junction Station approximately 0.5 miles to the north, offering direct services to London Bridge and London Victoria. Several bus routes operate along Portland Road, enhancing local connectivity.

Description

The property comprises a prominent double-fronted retail unit arranged over the ground floor, the unit benefits from an expansive glazed frontage, providing excellent visibility to passing foot and vehicular traffic. Internally, the space is largely open-plan, offering a versatile layout suitable for a variety of retail or commercial uses (subject to planning).

Positioned close to local independent retailers and national occupiers, the location enjoys good levels of footfall and is within walking distance of Norwood Junction Station, providing regular services into Central London.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an Energy Performance Certificate rating of C (52). A copy of the EPC is available upon request.

Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Area	Sq M	Sq Ft
Retail Space	76.00	818
Total	76.00	818

Rent

£28,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBC

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of 14,250, however interested parties should make their own enquiries.

Local Authority

London Borough of Croydon

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.





Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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