



2 CLASS E UNITS, ANCILLARY WITH DEVELOPMENT POTENTIAL & FLAT
TO LET £33,000 PER ANNUM
279, 281 & 281a PORTLAND ROAD SOUTH NORWOOD SE25 4QQ





- 279 - APPROX 874 SQ FT WITH ANCILLARY SPACE WITH DEVELOPMENT POTENTIAL
- 281 - APPROX 494 SQ FT RETAIL SPACE
- 1 BEDROOM FLAT R/O 281
- 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

Unit 279 comprises a rectangular retail unit arranged over the ground floor, the space is largely open-plan, offering a versatile layout suitable for a variety of retail or commercial uses (subject to planning). To the rear is ancillary space which could be used for a flat STPP.

Unit 281 comprises rectangular retail unit arranged over the ground floor, the space is largely open-plan, offering a versatile layout suitable for a variety of retail or commercial uses (subject to planning). There is small kitchenette leading off the sales area.

Rear of Unit 281 is a self contained 1 bedroom flat and access to the apartment is via service area from Ferndale Road.

User

We believe the premises fall under Class E & C3 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Service Charge

TBC

Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Location	Sq M	Sq Ft	Rent
279 Portland Rd - Sales	81.19	874	
281 Portland Rd - Sales	45.93	494	
r/o 281 Portland Rd - Flat	40.48	436	
Total	167.6	1804	£33,000

Terms

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

EPC

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

Rateable Value

We are advised by the landlords the rateable shall be reassessed after separation works have taken place, however interested parties should make their own enquiries.

Local Authority

London Borough of Croydon.

Legal

Each party to bear its own legal costs.

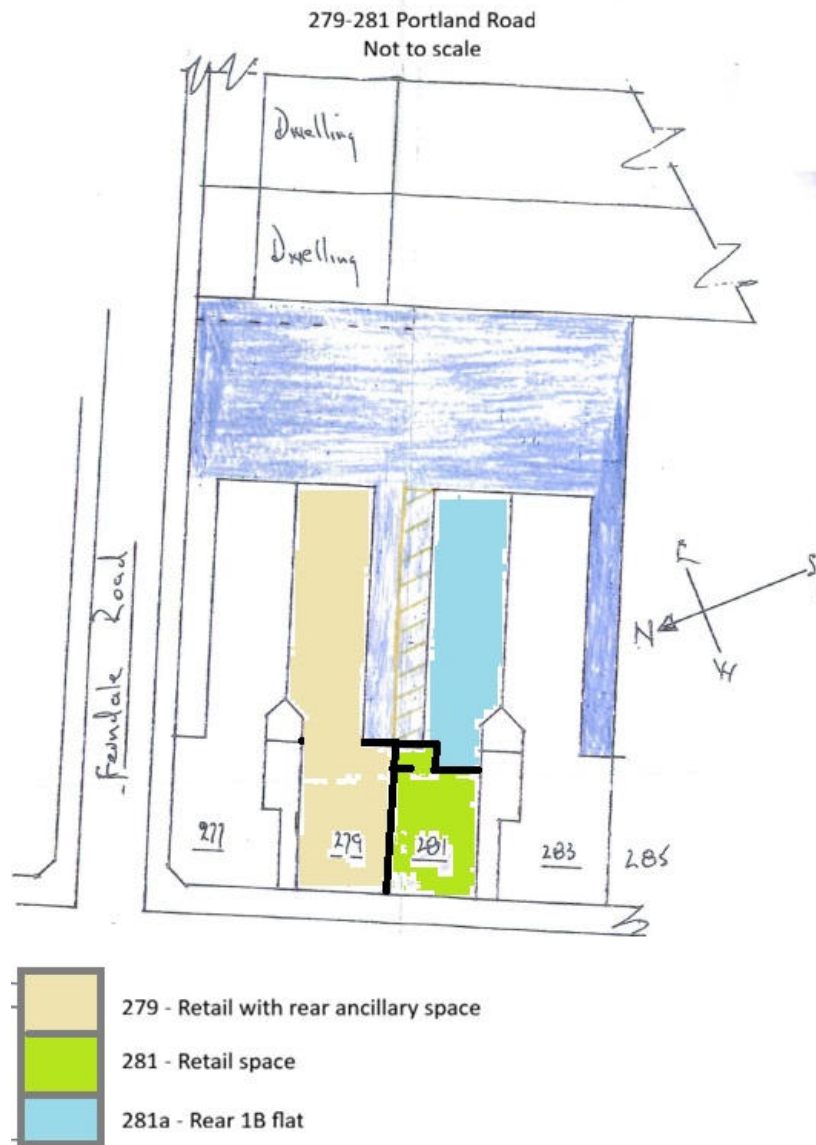
AML

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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