

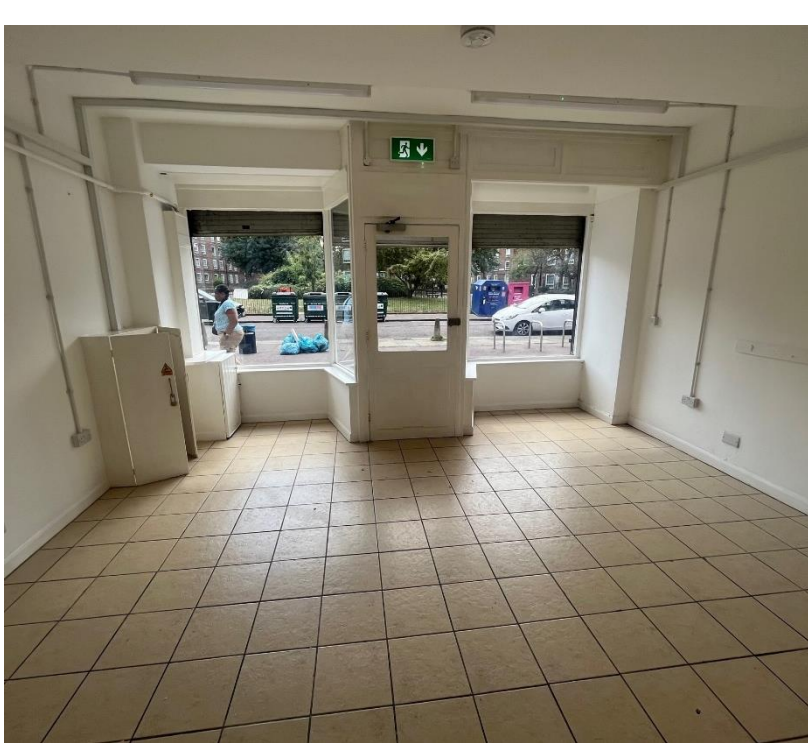


TO LET

Unit 4 Turnham Road
Brockley
London
SE4 2HH

Retail Unit
318 sq. ft.





Location

The premises are located in a parade of similar style and size retail units within Turnham Road. This is a predominantly residential area with a high density of dwellings in the surrounding locale, and as such it is considered the Unit would be best suited to servicing the needs of the local community.

Crofton Park and Nunhead stations are both within half a mile.

Description

The premises form a lock up shop unit, with W.C and wash hand area, kitchen/staffroom/stores, and have been refurbished and redecorated, to include re painting throughout, tiled flooring, new electrics, new strip lighting, double glazing to the rear window and has manual roller shutters to the front.

To the front of the property and in large sections of the nearby area, there is free and unrestricted street parking available.

Property Use

We assume the property currently benefits from E Use Class. However, the prospective tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Property Terms/Tenure

The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted outside the provisions of the 1954 Landlord and Tenant Act.

Rent

£10,000 per annum exclusive.

VAT

VAT is applicable.

EPC

The EPC rating is D (95).

Legal Costs

Each party to pay their own legal costs.

Accommodation

The unit has been measured on a Net Internal basis (NIA) to provide the following areas:

Retail Area	20.66 sq. m.	(224 sq. ft.)
Kitchen/Staffroom/Store	8.78 sq. m.	(94 sq. ft.)
W/C and Wash Hand Area		
Total:	29.44 sq. m.	(318 sq. ft.)

Business Rates

The property is entered in the 2023 rating list with a rateable value of £4250. Interested parties should contact the local authority to confirm the rates payable

Viewings

Strictly by prior arrangement with sole agents:

Ben Lewis

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