

# HUNTERS®

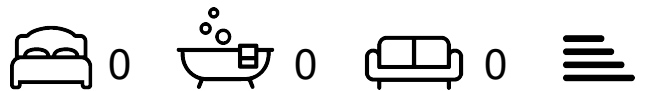
HERE TO GET *you* THERE



## Perry Vale

London, SE23 2NE

£1,500 Per Month



Shop front, commercial unit available on a new lease (term to be negotiated). The unit would suit a new business or an existing tattoo artist looking to expend their own business.





The property has a glazed shop front, and the internal premises offers approximately 536 sq ft in a prime location near a busy exit from Forest Hill train station providing good visibility and footfall.

Other businesses nearby include Costa Coffee, Sainsburys, Superdrug, and several boutique shops and businesses. Those businesses include solicitors, popular gastro pubs, hair salons, barbers, tailors, cafés, take aways to name but a few.

New lease terms to be negotiated.

Rent £18,000 per annum exclusive / £1500 pcm exclusive.

No VAT to be paid.

Available vacant.

All bills are excluded from the rent. The landlord will be paying the bills. The landlord will propose a sum in addition to the rent to cover these costs.

Verified Material Information

Monthly rent: £1,500

Security deposit: £4,500

Holding deposit: £1,500

Council Tax band: B

Tenure: Leasehold

Property type: Other

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Air conditioning

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Wide doorways

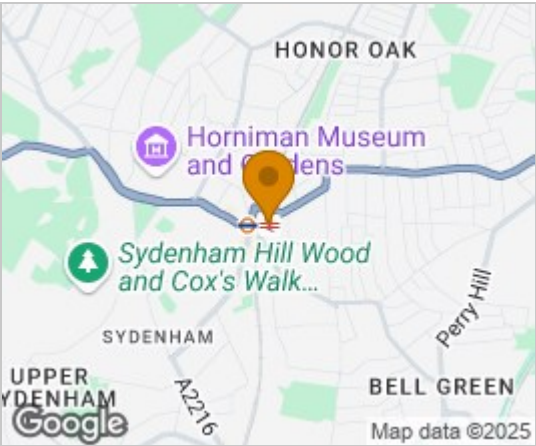
Coal mining area: No

Non-coal mining area: Yes

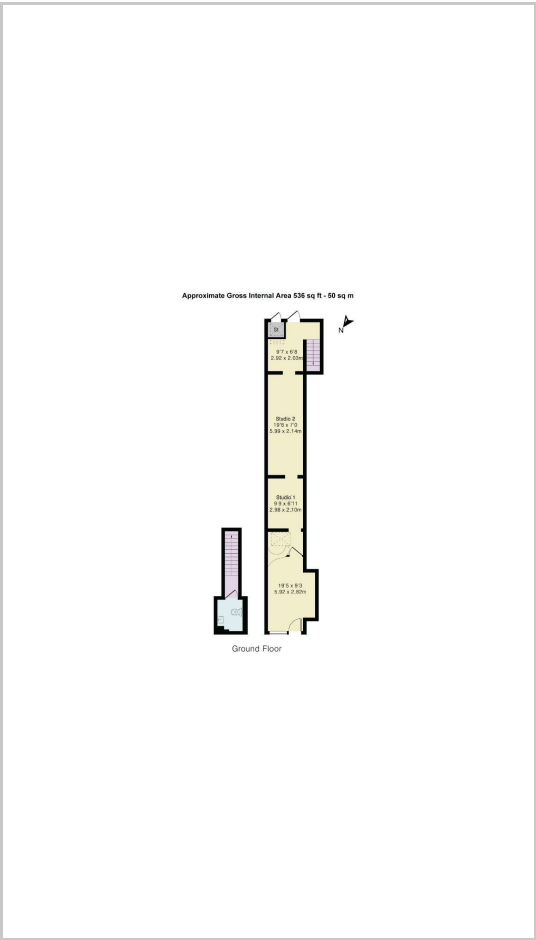
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

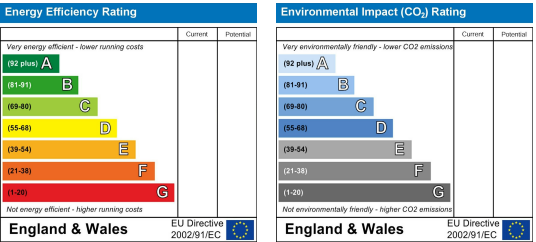
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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