

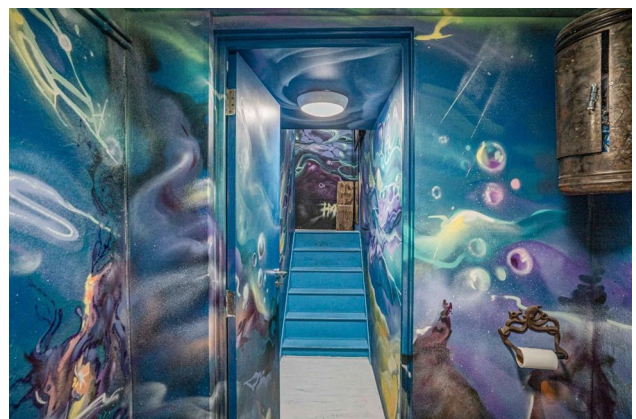
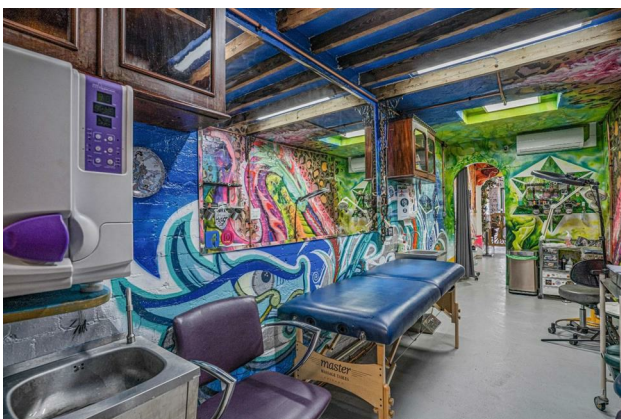
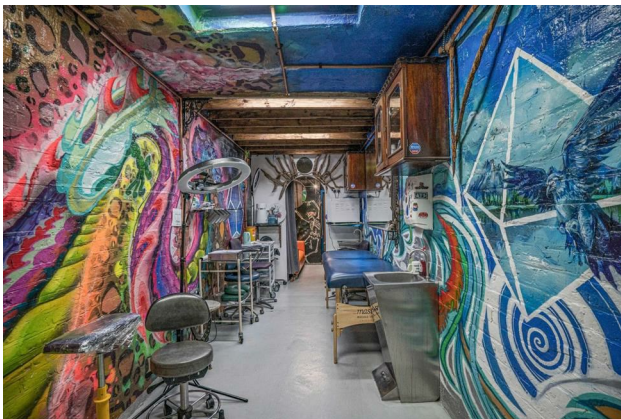
HUNTERS®

HERE TO GET *you* THERE

Perry Vale, Forest Hill, SE23

£1,500 Per Month plus bills

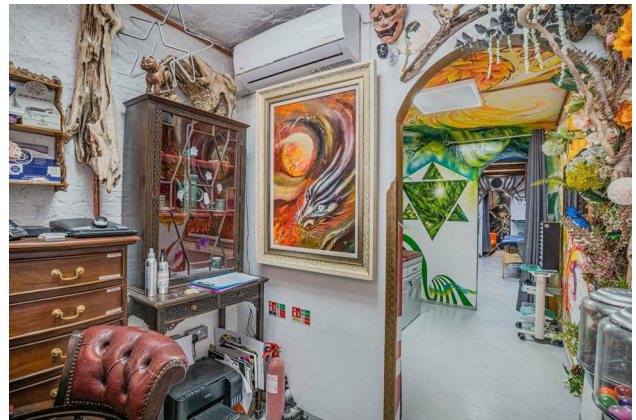
Property Images



HUNTERS®

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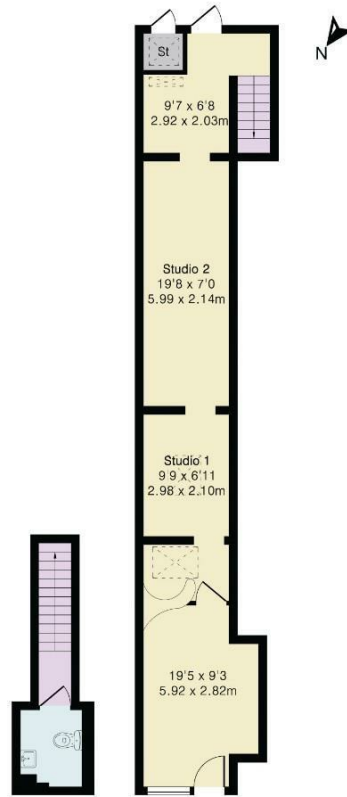
Property Images



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Approximate Gross Internal Area 536 sq ft - 50 sq m

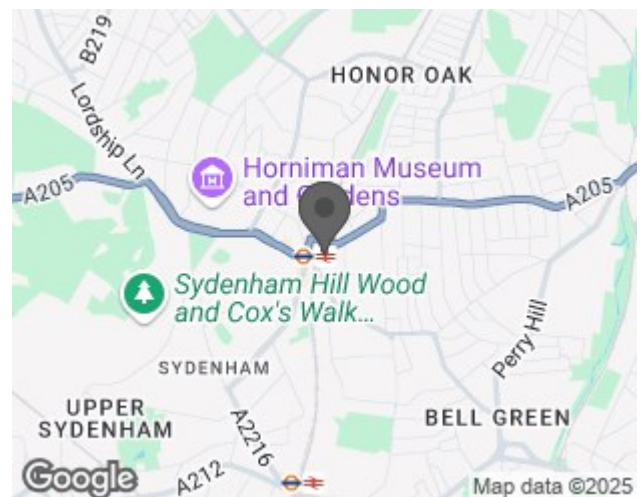


Ground Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: Commercial shop front

Summary

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 expand their own business.

Features

• Ground floor commercial unit • SHOP FRONT ON BUSY PARADE • Over 530 sq ft of space • Bills included at an additional cost • Currently being used as a tattoo artist studio • £1,500 per month / £4,500 per quarter • NEW LEASE TERMS TO BE NEGOTIATED

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.