

CLASS E OPPORTUNITY

NORBURY

1393 LONDON ROAD

Description

Norbury is located in South London, 6.7 miles south of Charing Cross and has direct rail services into London Victoria and London Bridge.

The subject premises occupy a prominent corner position on the junction with London Road and Semley Road. Retailers in the vicinity include **Costa Coffee**, **William Hill**, **Iceland**, **Paddy Power** and **Papas Johns**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall, providing the following approximate areas:

Ground Floor Sales	1,295 sq. ft. (120.31 sq. m)
Ground Floor Ancillary	1,180 sq. ft. (109.62 sq. m)
Total	2,475 sq. ft. (223.93 sq. m)

Plans of the accommodation are available upon request.

User

The premises currently falls under a Class E use.

Lease

The premises are available by way of an assignment of the existing lease expiring 23 June 2027. Alternatively, a new sublease may be available for a term to be agreed.

Rent**£36,000**

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£43,500
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

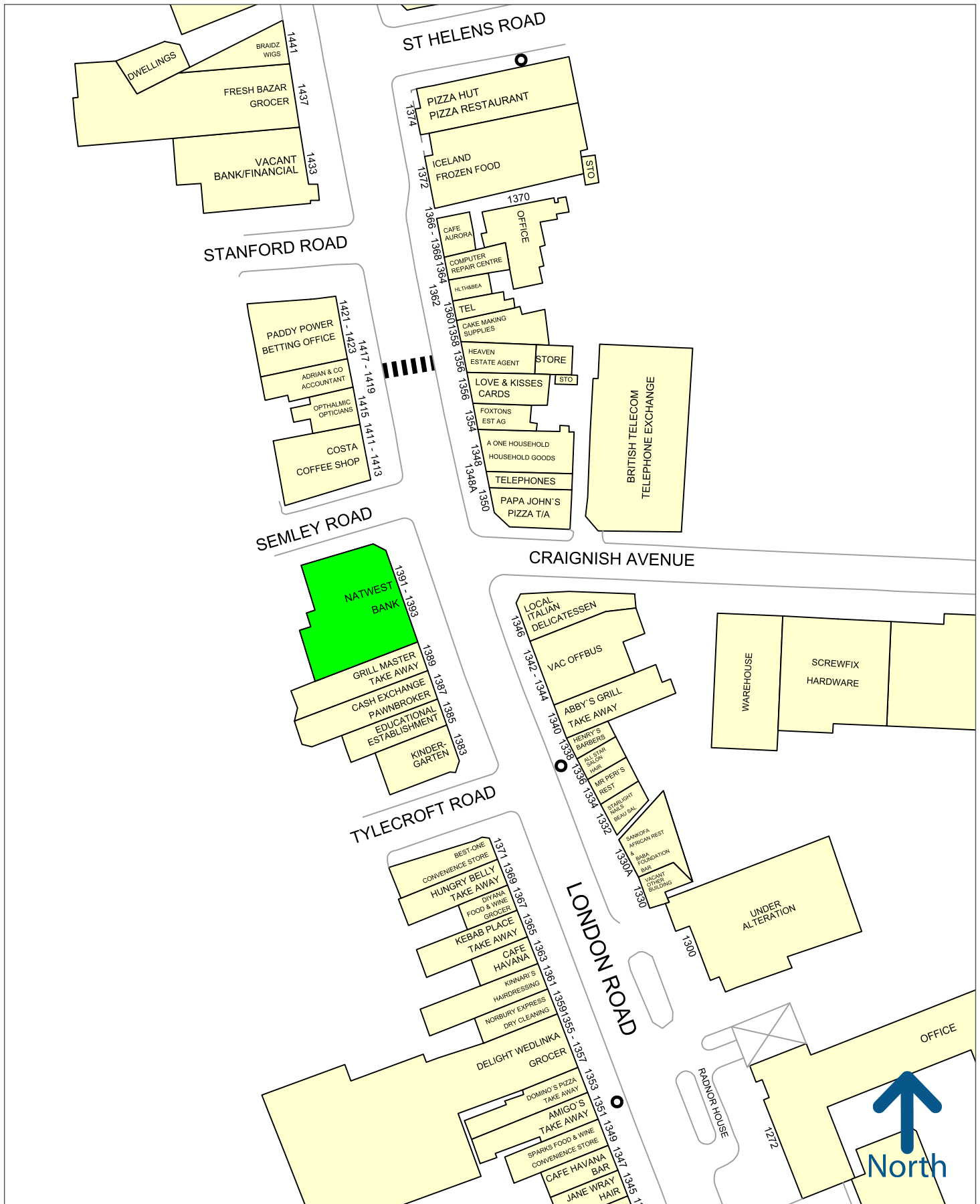
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

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