

EPC: C 58

AMENITIES: Alarmed
CCTV
Emergency Lighting
Smoke Alarm
High Ceiling with Spotlights
Air-Conditioning System
Two Kitchen Areas
Male and Female Toilets

RENT £35.000 per annum Exclusive.

VIEWING: Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents, Crown House
265/267 Kentish Town Road
London NW5 2TP
Tel: 020 7428 6801 Mobile 07951 262 191
Fax: 020 7485 8488
E-mail: my@salter-rex.co.uk

PLANNING: The ground floor retail unit benefits from permission for Mixed Use Class E.

AML: Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

MISREPRESENTATION ACT 1967

Salter Rex llp for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex llp, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.
2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The Vendor or Lessor does not make or give and neither Salter Rex llp nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Salter
Rex
LLP



SHOP TO LET
529 NORWOOD ROAD, SE27 9DL
APPROX. 148.3 M²
(1596 SQ. FT.)

LOCATION: The property is situated in a prominent retailing pitch on the eastern side of Norwood Road (A215), in the heart of West Norwood. Surrounding occupiers include Iceland, Subway, Superdrug, The Co-Operative Food, Tesco, Ladbrokes, Greggs and B&Q.

There is short-term free parking outside the unit and on side roads nearby.

THE PREMISES: The property comprises a ground floor unit, which has been fitted out by Costa Coffee and has been trading since 2016 from the property

There is rear access via a mews link back on to Norwood Road. The first and second floors comprise a 2-bedroom residential flat with its own access from the rear mews, which has been sold off on a long lease.

TRANSPORT: Norwood Road leads to onto the South Circular (A205) to the north via the centre of Tulse Hill. The South Circular connects Dulwich and Streatham and provides access into Brixton Hill (A23) or Tulse Hill (A204) to Brixton. Tulse Hill Station is less than half a mile to the north and provides a service into both London Bridge within 17 minutes and Blackfriars within 15 minutes. West Norwood Station is less than a quarter of a mile to the south providing a service into London Victoria within 23 minutes as well as London Bridge.

MEASUREMENTS: The property has been measured and Floor Plans provides the following Net Internal Areas:

Ground Floor	Sales	115 sq m	1,238 sq ft
Ground Floor	Ancillary	33.3 sq m	358 sq ft
Total		148.3 sq m	1,596 sq ft

