

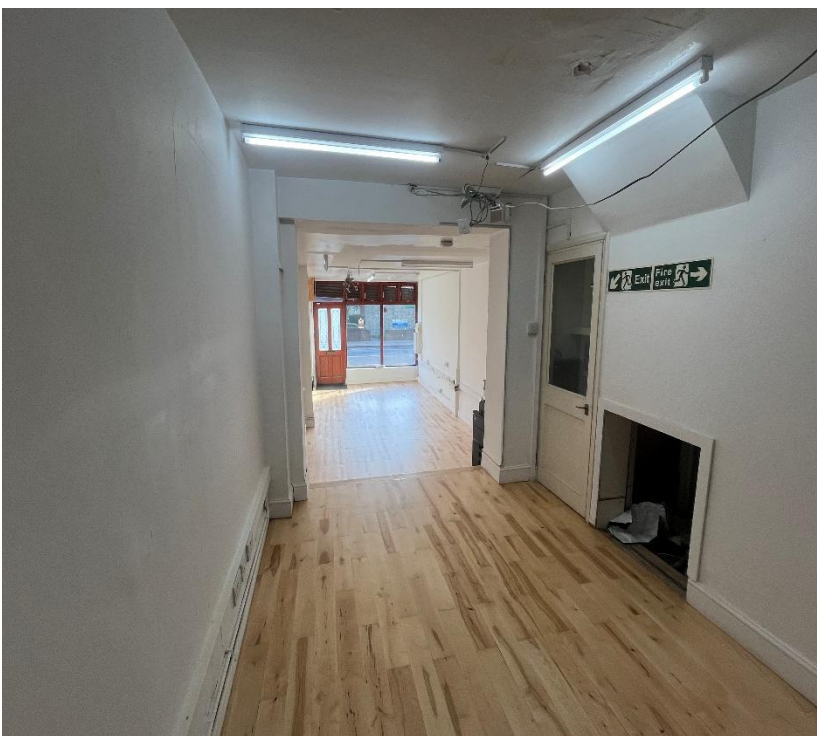


TO LET

15 Brockley Rise
Brockley
London
SE23 1JG

Shop To Let





Location

The property enjoys a prominent position on the Western side, Southern end of Brockley Rise, within 100m of its busy junction with Stanstead Road (A205). This is a good secondary retail location, with a high volume of vehicular traffic passing the property at most times of the day and the immediate surrounding area has a high density of residential premises.

Description

The premises form a lock up retail unit, with the rear section being elevated slightly. To the rear is a kitchen and W.C.

The premises have most recently been used as offices, but would suit a range of uses that fall within class E.

The premises benefit from wood flooring, strip lighting, electric roller shutter, GFCH and have recently been redecorated.

Property Use

The property is believed to have E class use. However, we would recommend interested parties to make their own enquiries with the local authority.

AGENTS NOTE

Any use requiring extraction for the cooking of hot food will not be permitted.

Property Terms

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted inside the security of tenure of the Landlord & Tenant Act 1954.

Rent

£22,000 per annum exclusive.

Accommodation

The Property has been measured on a Net Internal basis (NIA) and provides the following approximate accommodation:

Ground Floor:

Retail	38.55 sq m	415 sq ft
Kitchen	4.27 sq m	46 sq ft
W.C		

Legal Costs

Each party to pay their own legal costs.

EPC

An EPC has been commissioned.

Business Rates

The property has been entered into the 2023 rating list with a rateable value of £5,300 Interested parties should contact the local authority to confirm the rates payable.

VAT

Not Applicable.

Viewings

Strictly by prior arrangement with sole agents on
0208 858 9303:

Ben Lewis

B.lewis@hindwoods.co.uk

CG6290

