

EATON GREEN
ESTATE AGENTS



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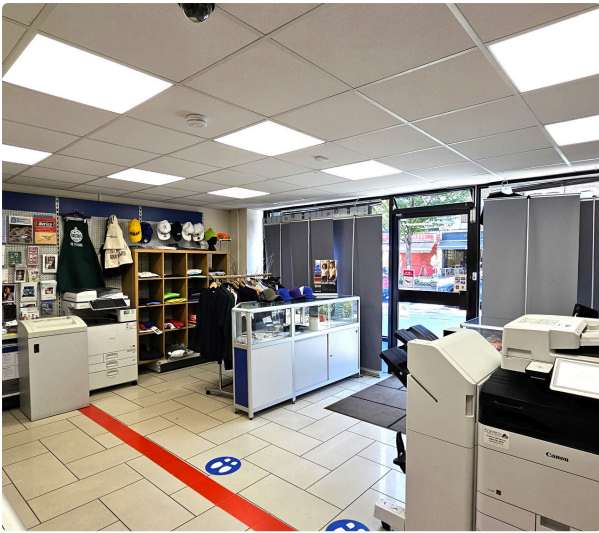
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£1,208.33_{PCM}

Freehold

*Norwood Road,
Norwood,
SE27*

Lease assignment – Business for Sale

Rent: £14,500 p.a.

Premium: £55,000 457 Norwood Road enjoys a highly visible position in West Norwood, just a short walk from West Norwood station (Zone 3) with direct rail connections to London Bridge and Victoria. The property benefits from consistent commuter and local footfall, surrounded by a mix of independent shops, cafés, and national retailers. The A215 provides excellent vehicular access, linking into Brixton and the South Circular. Five year renewable lease from June 2024

Business for sale with operating history of over a decade, within a sought-after location.

Ground floor unit with over 50 sq m of operating room

Business Rates

In conjunction with Lambeth Council – rateable value approximately £12,750

Interested parties should enquire via the Local Authority or the Valuation Office Agency (www.voa.gov.uk).

EPC Rating

C (valid until June 2034).

FEATURES:

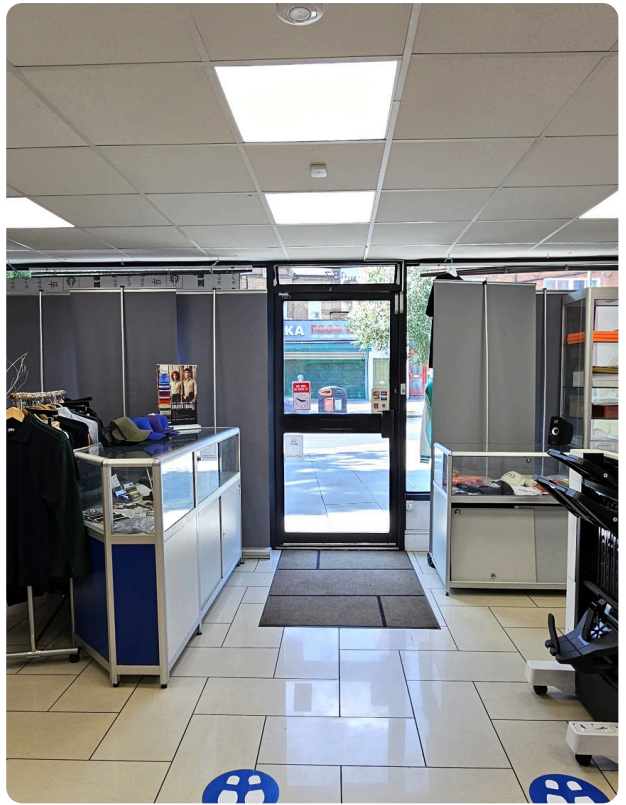
Facilities include toilets and kitchen area

Business For Sale

E Class Use

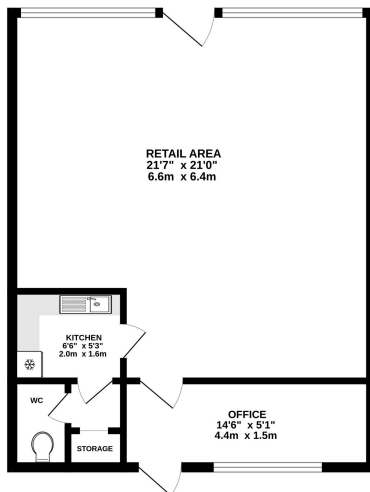
Premium required

High Footfall Location



Floorplan

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



SHOP
TOTAL FLOOR AREA: 559 sq.ft. (52.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, areas and other details are approximate and not necessarily to scale. No warranty is made as to the accuracy of the plan or the position of the boundaries. The plan is for information purposes only and should not be used as a basis for any proposition or purchase. The buyer is advised to consult a professional surveyor and to verify the accuracy of the plan and to their own satisfaction. The plan is not to be used for any other purpose.

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Tel: 020 7978 8668

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Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

