



20 Milkwood Road, London, SE24 0HH

To
Let

1134
Sq Ft

£14,000
Per annum excl.

Uses Considered:
A1, A2, A3, A5

Description

The property comprises a ground floor and basement takeaway unit previously trading as 'Best fried chicken', prior to that 'Venus Fish Bar'.

Customer service area, counter and kitchen to the front, the property also benefits from rear prep area, cloakroom, WC, and additional storage in the large basement and a temporary structure leading to the garden.

Use Class

We understand the property currently has A5 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£14,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

D

VAT

TBC

Local Authority

LB Lambeth

Accommodation

	Sq M	Sq FT
Ground:	74.13	798
Basement:	31.22	336
First:	0.00	0
Second:	0.00	0
Outside:	27.87	300

Total (GIA): 105.35 1134

Rates

Rateable Value: £9,700
Rates Payable (19/20): TBC pa*

*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

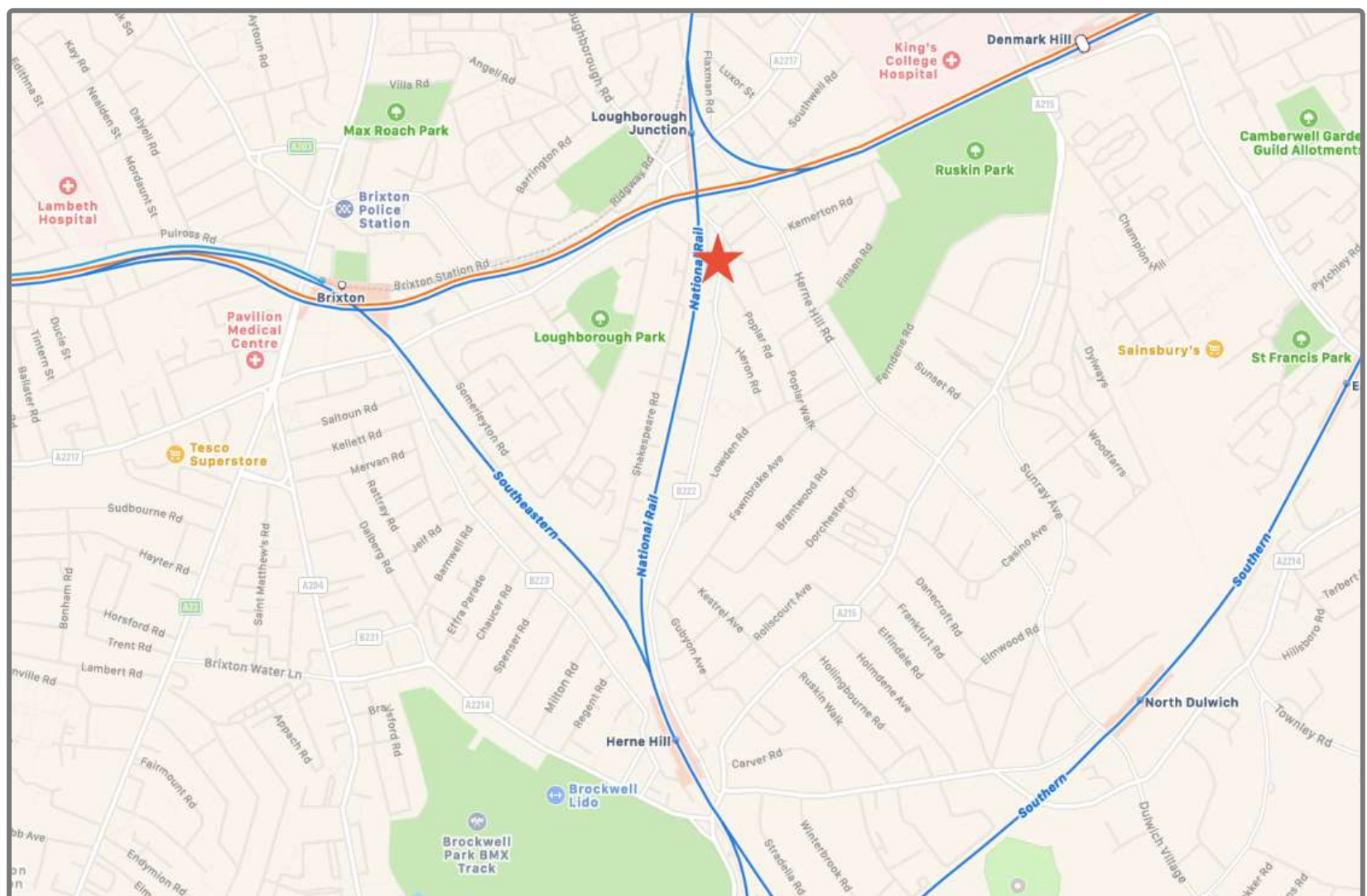
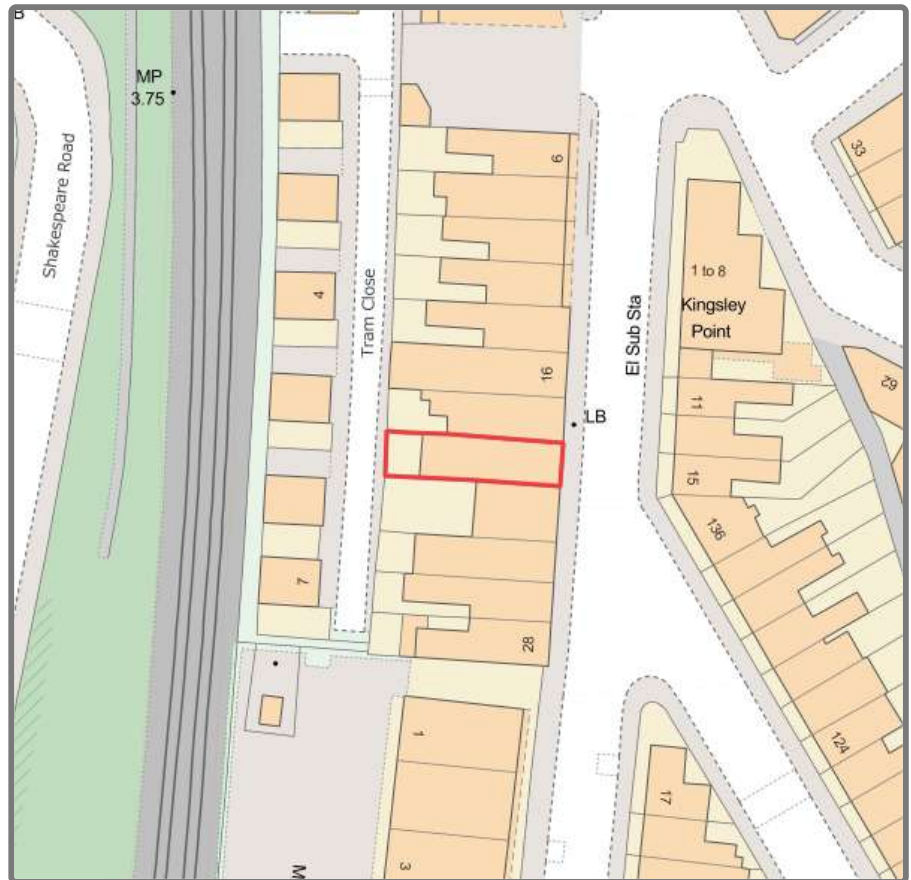
Location

The property is located on the west side of Milkwood Road, opposite the junction with Poplar Road in Herne Hill SE24.

Immediate neighbours are independent commercial tenants, the parade surrounded by a densely populated and affluent residential area.

With Herne Hill and Brixton within 0.7 miles to the South and West respectively, the property is set up to be a popular location for takeaway and delivery orders.

Loughborough Junction Mainline Station is a 4 minute walk to the North connecting you to Central London, with the nearest underground station being Brixton, the start of the Victoria Line.



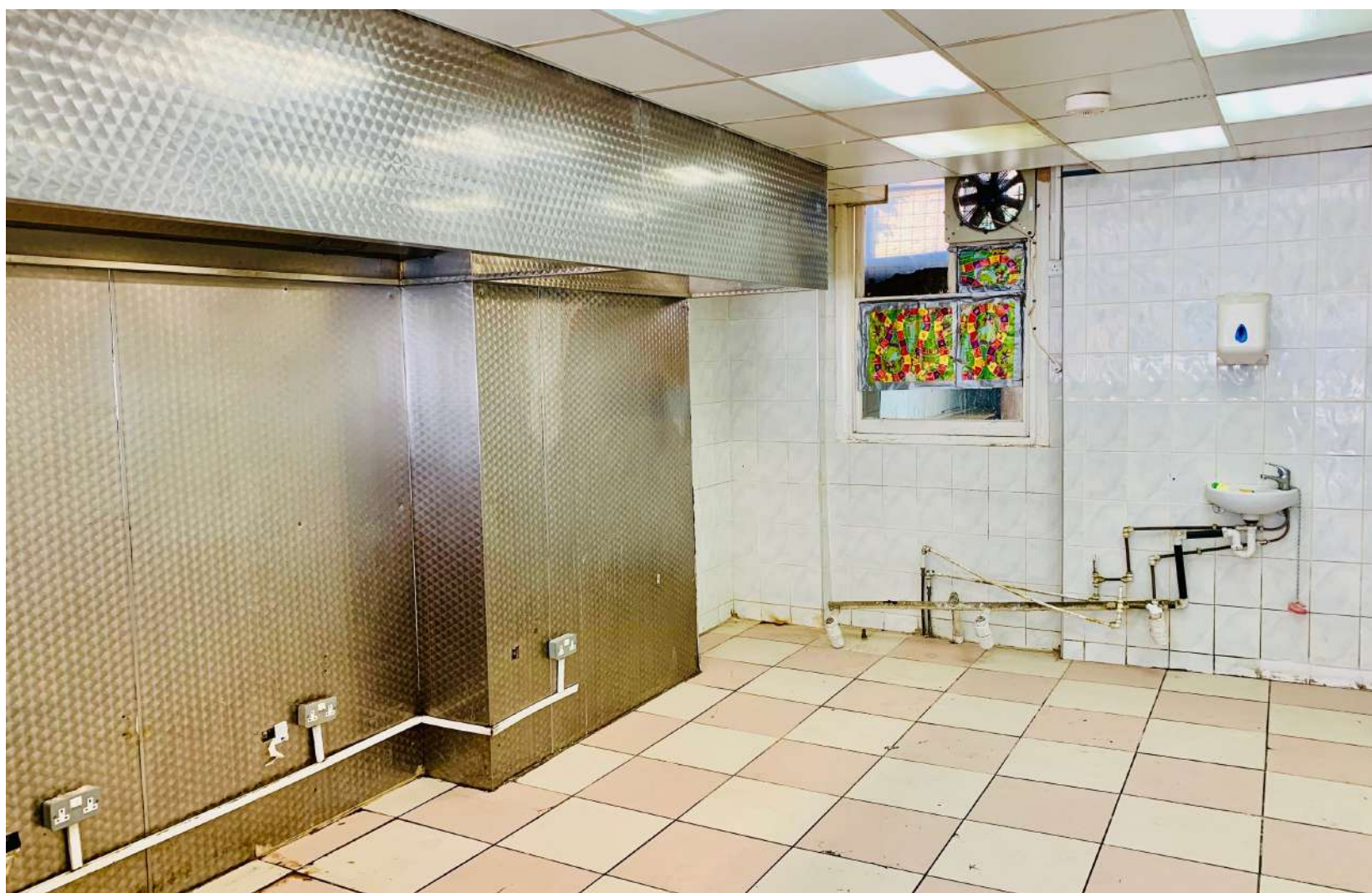
Evans Pearson

Chartered Surveyors

Contact:

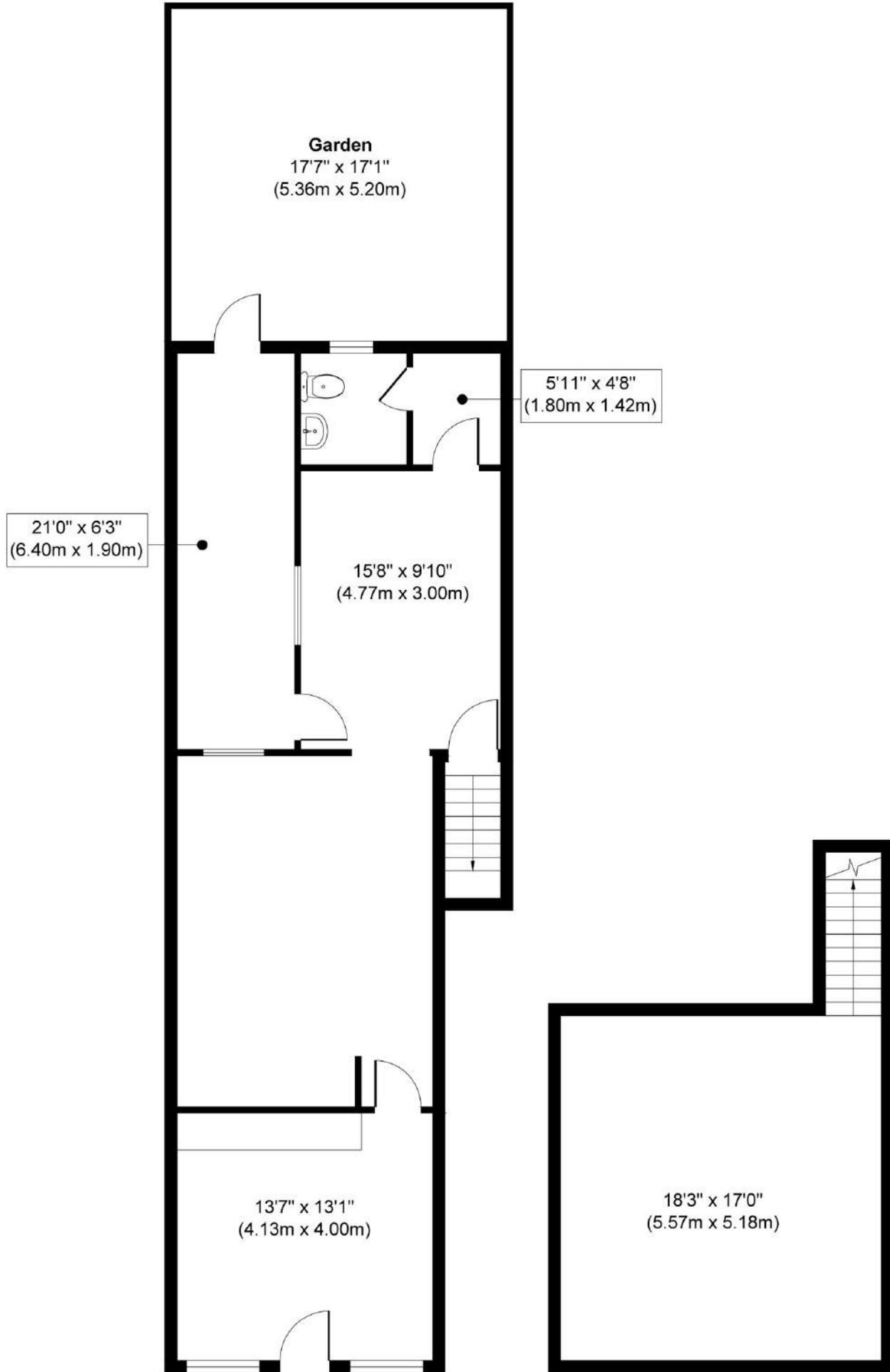
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

20 Milkwood Road, SE24



Evans Pearson
Chartered Surveyors

Ground Floor
Approximate Floor Area
798 sq. ft
(74.13 sq. m)

Basement
Approximate Floor Area
336 sq. ft
(31.22 sq. m)

Approx. Gross Internal Floor Area 1134 sq. ft / 105.35 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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