



**TWO COMMERCIAL UNITS TO
LET/FOR SALE**

**HS HUGGINS STUART
EDWARDS**

**1342 & 1344 London Road Norbury SW16 4DG
PRICE AND RENT ON APPLICATION**

1342 & 1344 London Road Norbury SW16

TO LET or FOR SALE

Approx 2,460 sqft (228.54 sqm)

DESCRIPTION

Large retail premises situated in a prominent position on the busy London Road. The property comprises two commercial units which are available to let as a whole or separately. The property benefits from large frontage providing excellent display and a rear yard for parking which is accessible via Craignish Avenue.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government: https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem_20200757_en.pdf

1342-1344	2,460 sqft	228.54 sqm
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PRICE/RENT

On Application.

LEASE

New Lease/s for terms to be agreed or Virtual Freehold available.

LOCATION

Located in a prominent position on London Road, a major thoroughfare between Streatham and Croydon. The property is situated in the centre of Norbury; nearby occupiers include Natwest, Papa Johns, Costa, Dominos and

a Norbury Pharmacy, amongst other independent and national traders. Norbury Station provides regular services to London Victoria and London Bridge via Peckham Rye and is less than 10 minutes walk away.

RATES

Rateable value: £42,750 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
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DATE

September 2020

FOLIO NUMBER

30003(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice To The Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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01372 740555

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