




CROWN
LETS 4 U

TO LET



£12,000 Per Year

A1/A2 Use Lock Up Shop High Street, South Norwood, SE25

Crown Lets 4u Estate Agents are proud to present this spacious lock up shop with basement in the heart of South Norwood Town Centre. The premises is in excellent location on the main High street with very heavy footfall. The current owners are trading as a fishmonger and grocery shop. The current business is still up and running and the fixtures and fittings including goods are also included with the sale at a premium of £40,000.

This shop has an A1/A2 licence and comes with a good size space at the main front customer area. This area also has all the equipment's including fixture and fittings for the current business use. At the rear there is a cold room, freezer room, kitchen, shower room, separate WC and a large storage room/office. There is also a huge basement with two/three storage rooms and an extra WC room. There is also a fire exit door leading to the rear of the building.

This premises offers excellent passing trade and situated amongst all local High Street Restaurants, Internet café, Estate Agents, banks, Hair Dressers, Groceries and all High Street local shops. This premises is located on a busy High Street with free 60 minutes parking bays on the side road and also serve the surrounding area making it easily accessible to all local amenities. This premises is less than 1 minute walk and only a stone throw away to Norwood Junction London Overground Station and many buses are within close proximity too.

Premium: £40,000

AVAILABLE NOW!





Rent: £12,000 per annum / £1,000 Per Calendar Month

Premium: £40,000

Rent In Advance: 3 Months

Security Deposit: 3 Months

Business Rates: £0

Tenancy Type: 15 years Lease, 14 years left on the current lease

Rent Review: Every 5 Years

Licence Type: A1/A2

Size: 1453.13 Square Feet (135 square metres), Approximately

Building Insurance: £400 per annum approx

Solicitors Fees: The going-In (new tenant) will pay for his and the landlords solicitors costs

Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG

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