

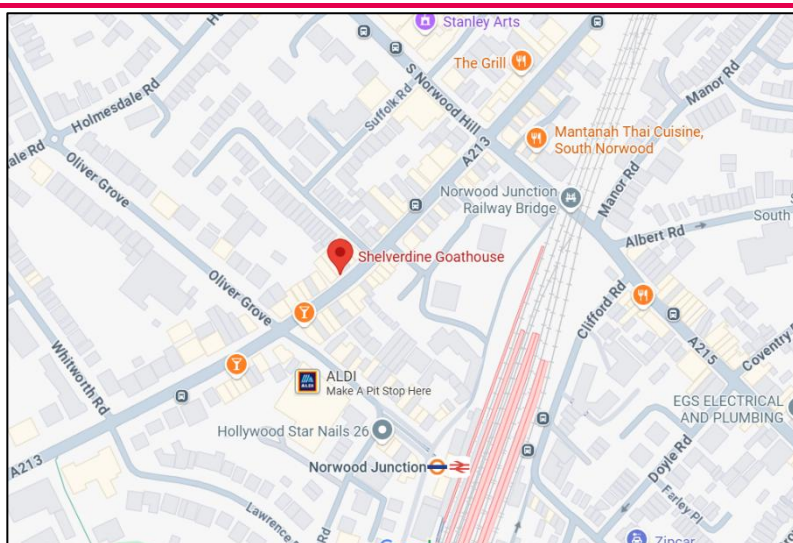


The Shelverdine Goathouse, 7 High Street, Norwood, London SE25 6EP

Summary

- Free of Tie lease
- Ground and Basement Lock up
- Great opportunity to develop trade
- New 20 year lease rent £60,000pa

Offers invited



Viewing is strictly by prior appointment with sole agents
Davis Coffery Lyons: dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Location

South Norwood is a busy and densely populated Southeast London suburb, lying 2 miles north of Croydon and some 9 miles south of Central London and is located within the London Borough of Croydon.

Norwood Junction rail station is located a short walk away providing regular services to London Bridge.

The property is situated on the north side of the High Street, close to its junction with Station Road and Selhurst Road.

The property is also located close to Crystal Palace Football Ground.

Nearby occupiers include Co-op, Coral, Ladbroke's, Greggs, Subway, Costa Coffee and Aldi.

For better understanding of the location please review:
[Google Street View](#).

Description

The premises is on ground and basement floors.

Ground floor	301.95 sq m	3,250 sq ft
Basement	193.25 sq m	2,080 sq ft
Total	495.2 sq m	5,330 sq ft

Tenure

A new 20-year lease with rent reviews every 5 years

Rent £60,000 per annum

Licensing

The Premises Licence permits the sale of alcohol from:

Monday to Sunday	12pm-12am
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Business Rates

The property is listed in the VOA business rates list as having a rateable value of £21,700.

Planning

The property has the benefit of Sui Generis Use.

EPC

An EPC has been commissioned and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.