



167-173 Herne Hill, London SE24 9LR

To
Let

1099
Sq Ft

£30,000
Per annum excl.

Uses Considered:
A1, A2

Description

The property comprises a double fronted ground floor retail unit with large sales area to the front. To the rear you will find a WC, kitchenette, rear courtyard as well as separate access through to Carver Road. The basement currently comprises a large meeting room with additional storage.

Rent

£30,000 per annum exclusive

Tenure

The property is available by way of an assignment of the existing lease.

Current lease terms as follows:

Lease Start Date: Nov 2011
Lease End Date: Nov 2023
Next Rent Review: Every 4th Anniversary
Break Clause: None

Accommodation

	Sq M	Sq FT
Ground:	65.30	703
Basement:	36.80	396
First:	0.00	0
Second:	0.00	0
Outside:	52.00	560

Total (GIA): 102.10 1099

Rates

Rateable Value: £19,250
Rates Payable (19/20): £9,452 pa*

*Rates Payable includes small business rates and transitional relief where applicable. Parties must make their own enquiries to ensure this is correct.

Use Class

We understand the property currently has A2 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

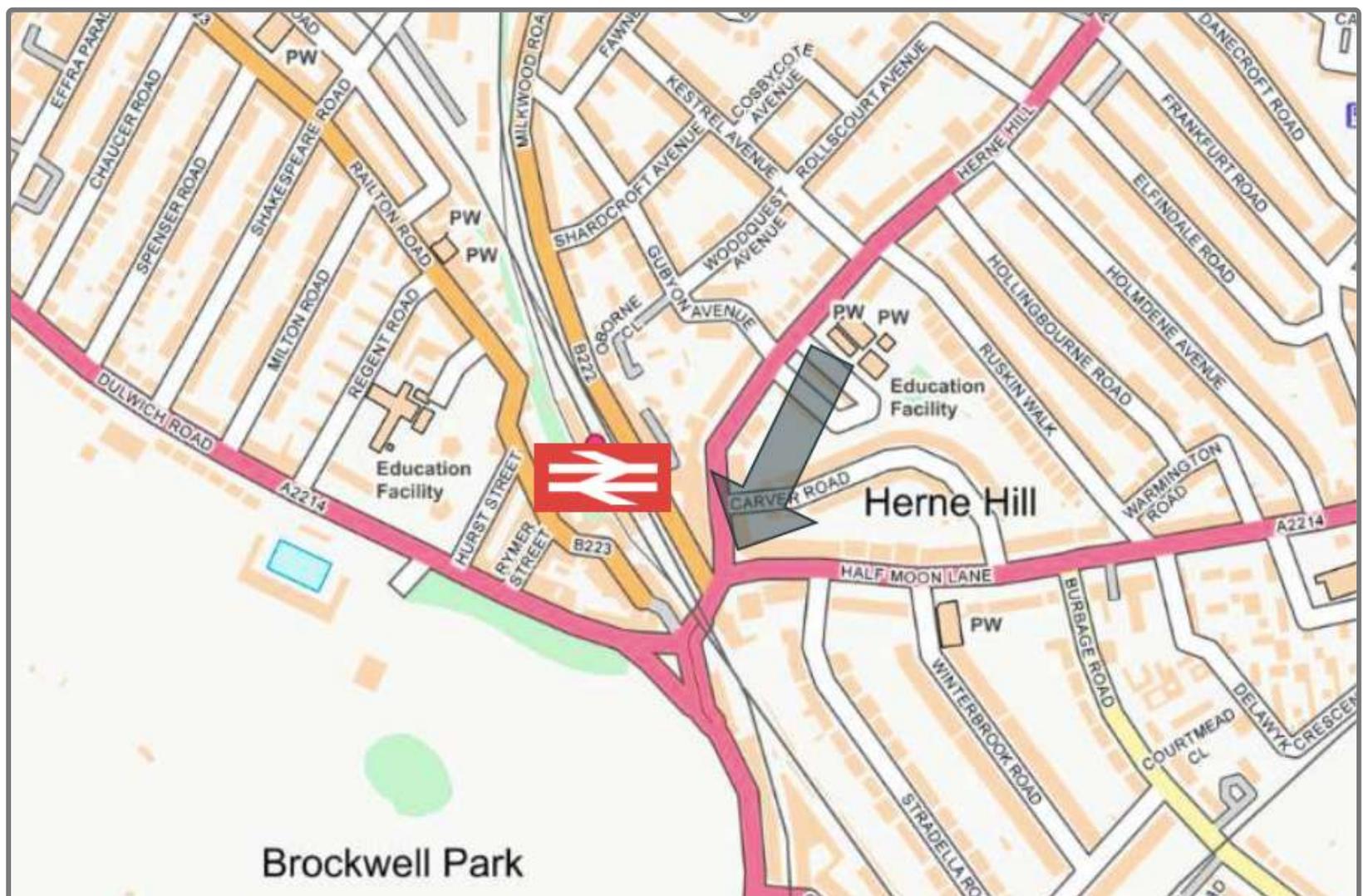
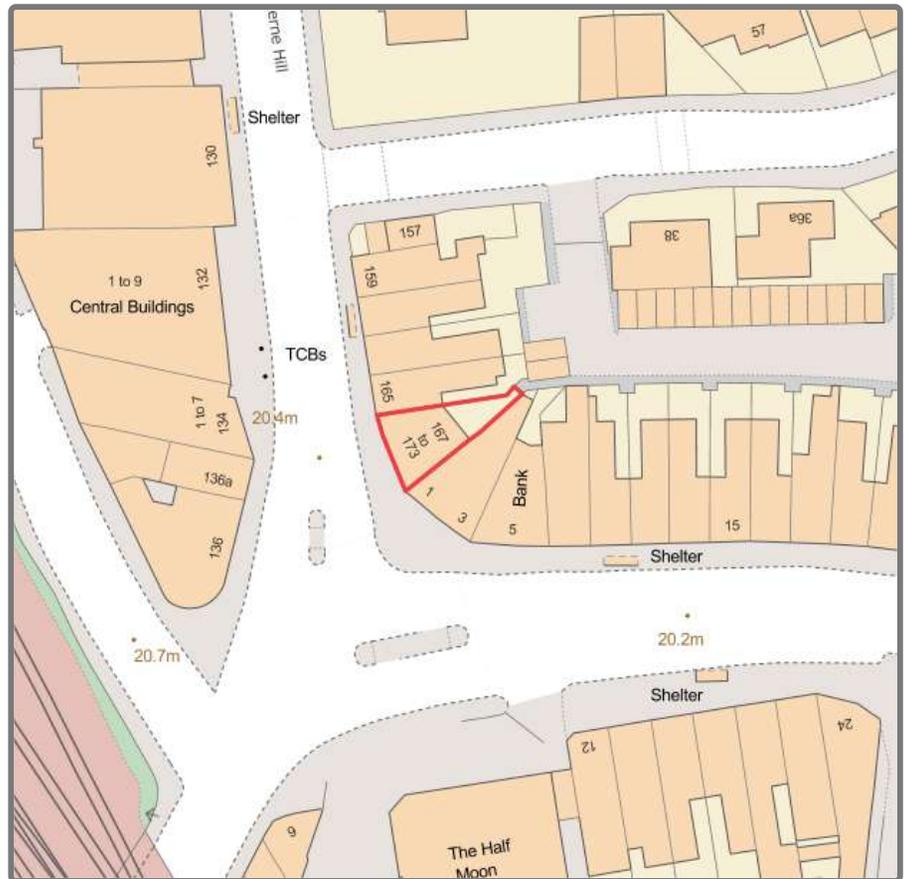
EPC VAT Local Authority
E TBC LB Lambeth

Location

The property is situated on the North Side of Herne Hill, on the corner of the prominent junction with Half Moon Lane.

Visible from Brockwell Park, immediate neighbours include Sainsburys Local, Pizza Express, Tesco Express, The Half Moon Pub and many independent businesses.

Herne Hill mainline station is a 2 minute walk away connecting you in and out of central London. The location is serviced by a number of bus routes.



Evans Pearson

Chartered Surveyors

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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.

Herne Hill, SE24

Approximate Gross Internal Area
Basement = 36.8 sq m / 396 sq ft
Ground Floor = 65.3 sq m / 703 sq ft
Total = 102.1 sq m / 1099 sq ft

