

**TO LET / LEASE FOR SALE**  
**PROMINENT CORNER RETAIL UNIT**  
**2 CROXTED ROAD | WEST DULWICH | SE21 8SW**



**LOCATION**

The subject property occupies a prime position in the West Dulwich retail area, located at the junction of South Croxted Road (A2199) and Park Hall Road. The nearby occupiers comprise a mix of national and premium boutique retailers/restaurants; including **Tesco Express, Cafe Rouge, Majestic Wine, Cook & Dulwich Bakery.**

**DESCRIPTION**

The property comprises a prominent ground floor corner unit with a return glazed frontage. The unit is fitted to a high standard, providing a 'white box' sales area with tiled floor, air conditioning and lighting. The ancillary accommodation is located to the rear and encompasses a WC, kitchenette and stockroom/office. The property benefits from convenient layby parking located immediately to the front of the unit and separate rear servicing access via Park Hall Road.

**TENURE**

The property is held by way of a 15 year lease contracted within the security of tenure provisions of the Landlord & Tenant Act 1954, expiring 12th September 2022. The passing rent is £38,000 per annum exclusive.

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**ACCOMMODATION**

The accommodation comprises the following approximate net internal floor areas;

Area	Sq M	Sq Ft
Sales Floor	59.1	637
Ancillary	9.5	102
<b>TOTAL</b>	<b>68.6</b>	<b>739</b>

\*NB – the above areas are provided for indicative purposes and must be verified by interested parties.

**AVAILABILITY**

The property is available immediately by way of an assignment of the existing lease. Alternatively, a new lease may be available by negotiation.

**USE**

Class E – Retail

**BUSINESS RATES**

We are advised that the Rateable Value for the property is £29,000 and the UBR for 2020/21 is 53.2p in the £.

Interested parties are advised to make their own enquiries to the local authorities regarding the rates liability and any reliefs that may be available. Further information is also available at:

[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

**ENERGY PERFORMANCE**

Energy Performance Asset Rating – C

**VIEWING**

Strictly by appointment with the sole agent.

**JOSH TYLER**

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**Misrepresentation Act**

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