



**FOREST HILL**

**53 DARTMOUTH ROAD  
SE23 3HN**

**A1/A2/A3/D1/D2 (STPP)**

**LOCATION**

The unit forms part of a residential led development on Dartmouth Road in Forest Hill, with access onto Clyde Terrace. It comprises a self-contained ground floor unit with B1 planning consent, however alternative uses would suit (STPP). The property is in close proximity to Forest Hill Station.

Part of the space is now let to More Yoga, and as such the remaining space is now available to let.

**ACCOMMODATION**

The property is arranged over Ground Floor only, comprising the following approximate Gross Internal Areas:

Ground Floor	2,112 sq ft	196 sq m
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There is an extended courtyard to be demised.

**TERMS**

The premises are available by way of a new effectively FRI lease for a term of years to be agreed.

**RENTAL**

£55,950 per annum exclusive.

**SERVICE CHARGE**

An annual service charge for the current year will be re-assessed.

**BUSINESS RATES**

Rateable Value 2019	To be re-assessed
Rates Payable 2019/2020	To be re-assessed

Interested parties are advised to seek confirmation of these figures from the local Valuation Office.

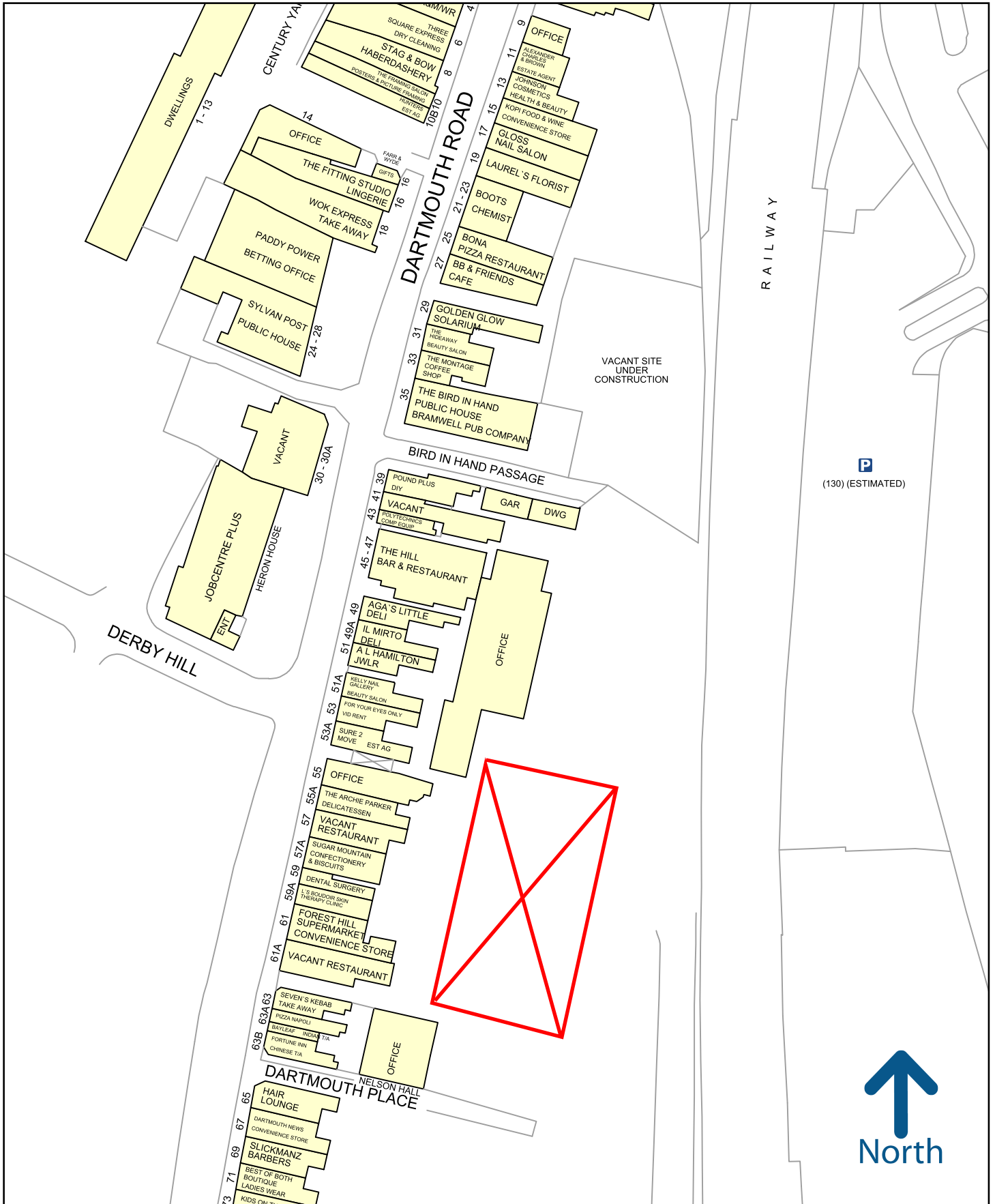
**EPC**

An EPC has been requested and will be provided as part of the legal pack.

**FURTHER INFORMATION**

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50 metres

Experian Goad Plan Created: 18/05/2018  
Created By: AS Retail Property Services Limited

