



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 under offer to a Yoga Studio, 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	2,260 sq ft	210 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 2018	To be re-assessed
Rates Payable 2018/2019	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

Will Stone
020 7287 2155
will@as-retail.co.uk

Claudio Palmiero
020 7287 2155
claudio@as-retail.co.uk

