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61 CHELTENHAM ROAD, NUNHEAD, SE15 3AF

FOR SALE



**LOCK UP SHOP PREMISES WITH FRONT FORECOURT AND REAR
YARD/ACCESS**

APPROX: 84.53 SQ.M. (910 SQ. FT.)

GUIDE PRICE: £100,000

Location

The property is situated on a small parade of shops on Cheltenham Road close to its junction with Hichisson Road. Nunhead, Brockley, Crofton Park and Honour Oak mainline railway stations are all within close proximity which provide regular services into Central London.

There are also buses serving the area located on Peckham Rye (B238) and Nunhead Lane (A2214). The immediate area is densely populated with residential properties with Peckham Rye Park within walking distance.

Description

The premises comprise a mid terrace lock up shop with front forecourt, rear store, single WC and rear yard/access.

Accommodation

The property has the following approximate net internal areas:

Front forecourt	
Retail Area	80.83 sq. m. (870 sq. ft.)
Rear Store	3.70 sq. m. (40 sq. ft.)
WC	
Rear yard/access	

Total **84.53 sq. m. (910 sq. ft.)**

Terms

The property is available for purchase as a virtual freehold interest.

Planning

We have been advised that the property has A1 retail planning consent. However, the purchaser must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Price

£100,000

Rates

The property is entered in the 2010 rating list with a rateable value of £9,100. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT is not applicable.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods.

CG4618

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".