



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Eloise House, 113-121 Portland Road,
London SE25 4UN**

**CORNER COMMERCIAL UNIT
(FOR SALE OR RENT)**

Summary

- Ground floor, corner commercial unit available with prominent street frontage
- The property is split level (ground and lower ground) and benefit from Class-E use
- Offered in shell and core condition with capped services (water and electric)
- Ideal for owner occupiers looking to run their own business and could suit a beauticians, office or coffee shop amongst others
- The unit measures 1,388sqft and is available at £190,000 for sale or £19,000pax to rent (new FRI lease)

Description

We are offering a prominent corner, commercial unit with active street frontage on Portland Road.

The split level unit forms part of a modern mixed-use development with 19-apartments above.

The property is ideal for local occupiers looking for their own premises or investors to add to their commercial portfolio.

The unit is self-contained and has a glazed entrance providing lots of natural light.

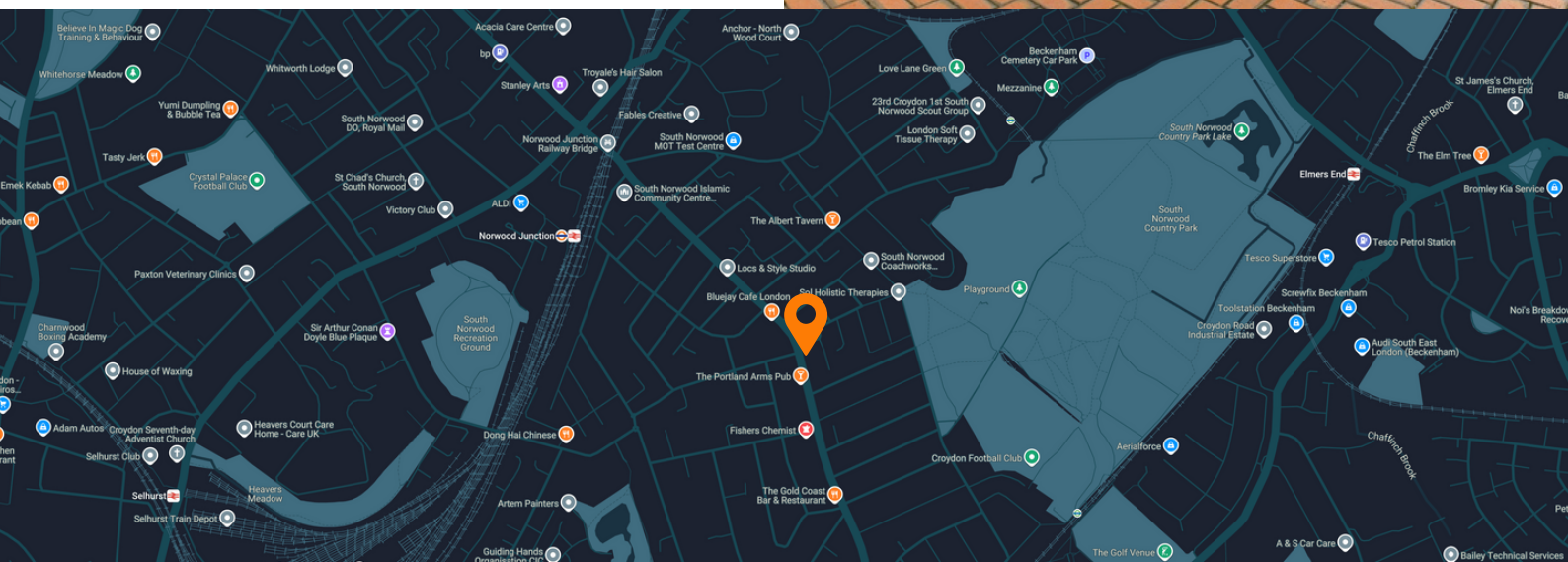
Available on new 999-year lease.

Location

Property is located on **Portland Road (A215)** at the junction with **Pembury Road**.

Norwood Junction Railway Station just a 5-minute walk (0.3 miles), providing a direct links to **London Bridge (12-minutes)** and **London Victoria (29-minutes)** via **National Rail** services. **London overground** services are also accessible here.

The surrounding area is thriving mix of commercial and residential occupiers creating a 7-day a week trade for an incoming business to benefit from.



Business Rates

The property is yet to be formally rated by the VOA, however we expect rates relief to be applicable.

Interested parties are invited to make their own enquiries with Croydon Council for exact figures.

Service Charge & Floor Plans

Estimated at £515.00pax, subject to change.

Service charge budget and floor plans are available on request.

Terms

We are inviting offers with prices guided as follows:

Unit 1 (1,388sqft) is available at £1900,000 + VAT for sale (999-year lease) or £19,000pax + VAT to rent (FRI lease)



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