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## PRIME RETAIL UNIT TO LET

**RETAIL UNIT TO LET** Pump House, South Norwood, SE25 5JF – 2,658 SQ FT

SHW

MAKING PROPERTY WORK SHW.CO.UK

#### PUMP HOUSE, SOUTH NORWOOD, SE25 5JF

2,658 sq. ft Retail Unit To Let

15 March 2022

### RENT £60,000 PA PLUS VAT

#### LOCATION

SHW

Adjacent to Aldi, the premises are located on the junction of Station Road and Cargreen Road 50 m from Norwood Junction railway station providing direct access to London Bridge & Victoria. Also served by the Highbury & Islington Overground line.

#### DESCRIPTION

The Pump House forms part of new development of 14 energy efficient one & two bedroom flats and ground floor Retail/Leisure. The energy saving building has green roofs, PV panels and doubleglazed windows to keep its efficiency.

The unit is in shell condition ready for a tenants fit out. There is water, drainage and 3 phase electricity connected.

#### ACCOMMODATION

(0)

	SQ FT	SQ M
Ground floor	2,658	247

#### **TENURE**

A new full repairing and insuring lease is available on terms to be agreed.

#### RENT

To Rent £60,000 per annum.

#### RATES

We have been verbally informed that the Rateable Value is TBC

#### VAT

VAT will be chargeable on terms quoted.

#### **LEGAL COSTS**

Each party to be responsible for their own costs.

#### EPC

An EPC is being prepared and will be available shortly.





#### **VIEWINGS - 020 8662 2700** Oliver Fallbrown t: 020 3463 7521 | e: ofallbrown@shw.co.uk **Richard Pyne**

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