

West Norwood Cemetery

Norwood Road, London, SE27 9JU



To Let

Ground Floor Office within West Norwood Cemetery lodge

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Description

The property is located within West Norwood Cemetery, close to West Norwood Railway Station. We understand that this property was constructed in the 1950s and is part of a Grade II* Listed site. The office is a single room on the ground floor of a former groundskeeper's lodge, the building was recently refurbished and is the base of the Council's bereavement service with exhibition space. This property would be suited to commercial enterprises that are in keeping and respectful of the cemetery location. It shares access, services and utilities with the rest of the building.

Accommodation	Sq M	Sq Ft
Ground NIA	21	226

Areas quoted are approximate.

Specification

- Shared WC Facilities
- Shared Kitchen
- Shared entrance (access passes provided)

Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen. We envision a service charge will be applicable. Lease will be excluded from sections 24-28 of the Landlord and Tenant Act 1954

Planning Consent

The property has consent for use within Class Sui Generis of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

Offers in the region of £5,000 Per Annum Exclusive

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed business use and business plan containing 3 years' financial forecast and track record.
2. A Tenancy Application form which can be requested from the agents.

VAT

The unit is not elected to tax.

Business Rates

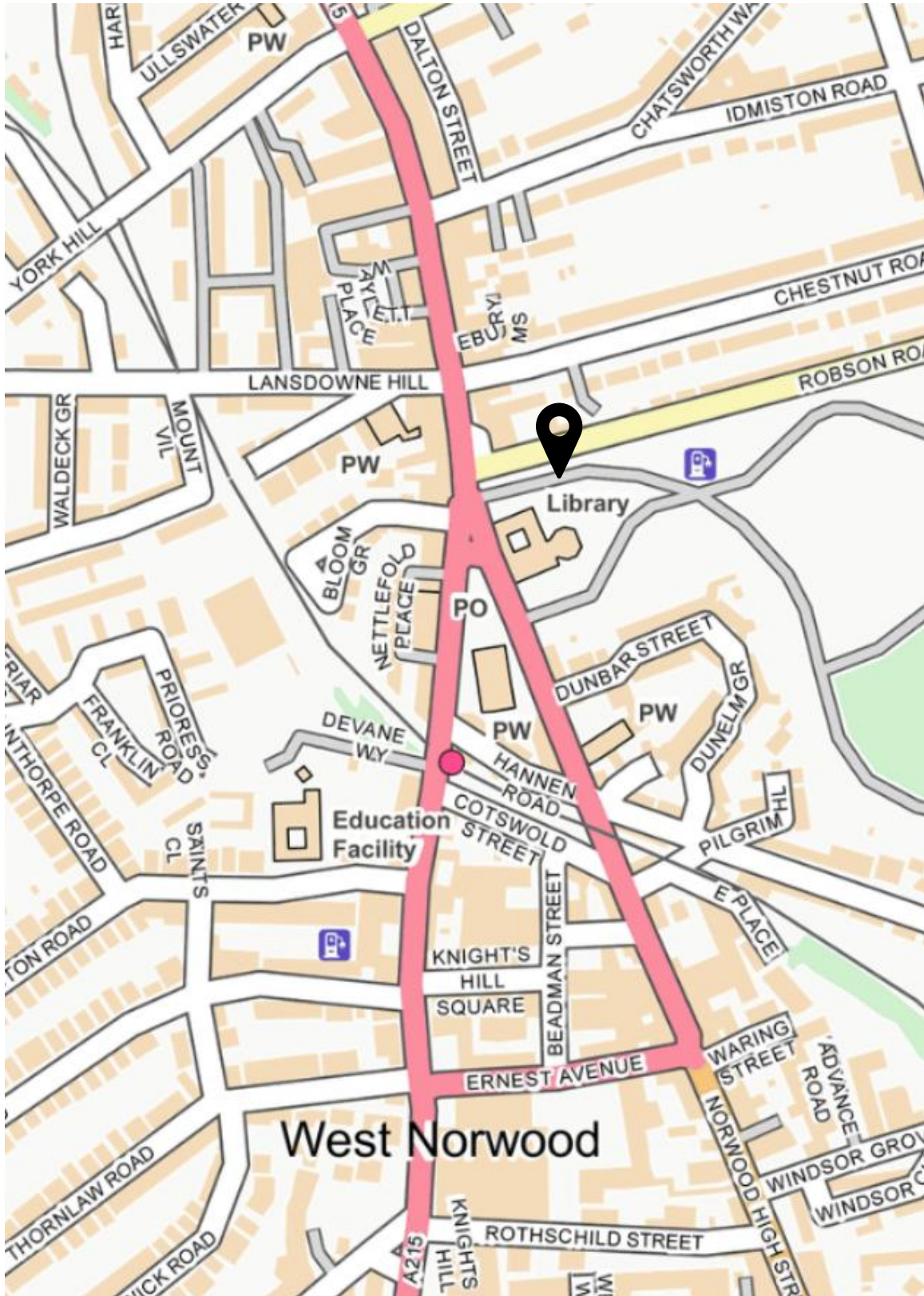
Interested parties should undertake their own due diligence to confirm rates due.

EPC

Rating of D (valid until 2036)
A certificate can be made available on request.

Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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