



Ref: 1567



Ground floor D1/D2 unit
available to let

Ideal for day nursery etc

Located adjacent to Norbury
Station

Former Norbury Police Station

**1516 London road,
Norbury ,SW16
4ES**



**Ground floor D1/D2 units ideal for uses including day nursery, education, training,
medical/dental etc.**

Adjacent to Norbury Park

Ideally located a few minutes' walk from Norbury Station

Comprising approx. 2,200 sq. ft. (204.37 m²) arranged as 2 inter-connecting units

Shell and core finish ready for occupiers fit out

**Rental offers invited in the region of £55,000 pax. Offers for the long leasehold also considered
subject to contract**

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Location

The property is located at the junction of London Road (A23) and Norbury Avenue, between Streatham and Brixton to the North, and Croydon to the South, in a high visibility situation. Norbury Station provides services to both London Victoria (20 minutes) and London Bridge (30 minutes). There are good local bus routes and shopping facilities. Norbury Park is located to the rear of the property.

The Property

The property comprises a recently developed mixed use scheme of new build and part conversion providing two ground floor commercial units with 8 flats above and 14 flats in a separate building to the rear. The ground floor commercial units comprise approximately 2,200 sq. ft. with good floor to ceiling height. Arranged as two inter-connecting units with D1/D2 uses. It is offered in shell and core condition with capped services ready to be fitted out to a tenant's requirements.

Floor areas

Ground floor GIA approx. 2,200 sq. ft. Arranged as 2 inter-connecting units.
Note dimensions as provided.

Services

Shell and core finish with capped services.

Lease

New F R & I lease for a term to be agreed subject to geared rent reviews. Rental offers invited in the region of £55,000 pax, subject to contract

Sale

Offers are invited for a sale of the long leasehold, price upon application.

Costs

Each party to be responsible for their own legal and professional costs.

Rating

TBA

Service charge

TBA

EPC

The unit is in shell and core condition and as such has not had an EPC commissioned yet

VAT

I am advised the property is **not** elected for VAT purposes.

References

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

Holding Deposit

Holding Deposit Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition, the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact:

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