

FREEHOLD FOR SALE

2A HOLLAND ROAD, SOUTH NORWOOD, LONDON, SE25 5RF



LOCATION

The building is situated in a predominantly residential area in close proximity to the Portland Road (A215) and within a close proximity to Retail & Leisure facilities of South Norwood.

The premises are arranged on two levels with offices at first floor and storage on the ground floor. There is space on the forecourt to park one vehicle.

ACCOMMODATION

The commercial accommodation comprises the following approximate ground floor areas.

Ground floor	309 sq.ft. (28.7 sq.m.)
First Floor	307 sq.ft. (28.6 sq.m.)

FREEHOLD PRICE

Our clients will consider a sale of the freehold as seen with offers invited in the region of **£110,000** subject to contract. Our clients inform us that no VAT is payable.

USE

B1/8 (Offices/Storage). Alternative uses including residential will require planning.

RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Valuable	- £2,275.
UBR for 2010/11	- £0.414
Rates Payable	- £941.85 pa

VIEWING

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updated June 2011



**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

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These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.