

1449 London Road, Norbury  
SW16 4AQ

**LEWIS  
&CO**



## DESCRIPTION

The available unit is located on the ground floor below residential accommodation. The unit is currently undergoing refurbishment and once complete will be open plan, to a shell and core finish.

## ACCOMMODATION

Ground Floor                      1,441 Sq Ft

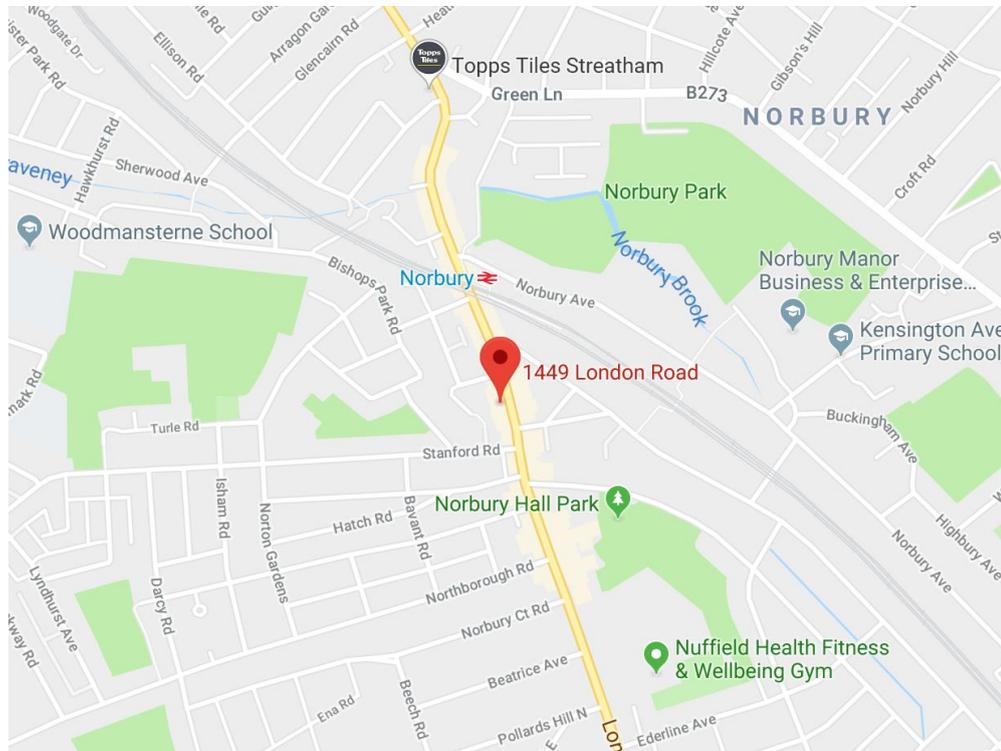
## LOCATION

The subject property is located amongst a parade of shops on the (A23) 0.3 miles away from Norbury train station.

This area provides a large array of shops, restaurants and bars including tenants such as Pizza Hut, William Hill, Iceland, NatWest, Costa & Barclays.

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#### TERMS

Available on a new lease.

#### TIMING

Immediate upon completion of legal formalities.

#### RENT / PRICE

£30,000 per annum.

#### VAT

TBC.

#### RATES

Interested parties are advised to make their own enquiries with the local authority.

#### EPC

On request.

#### VIEWING

Viewing strictly by prior appointment with the sole agents:

#### Lewis & Co

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