



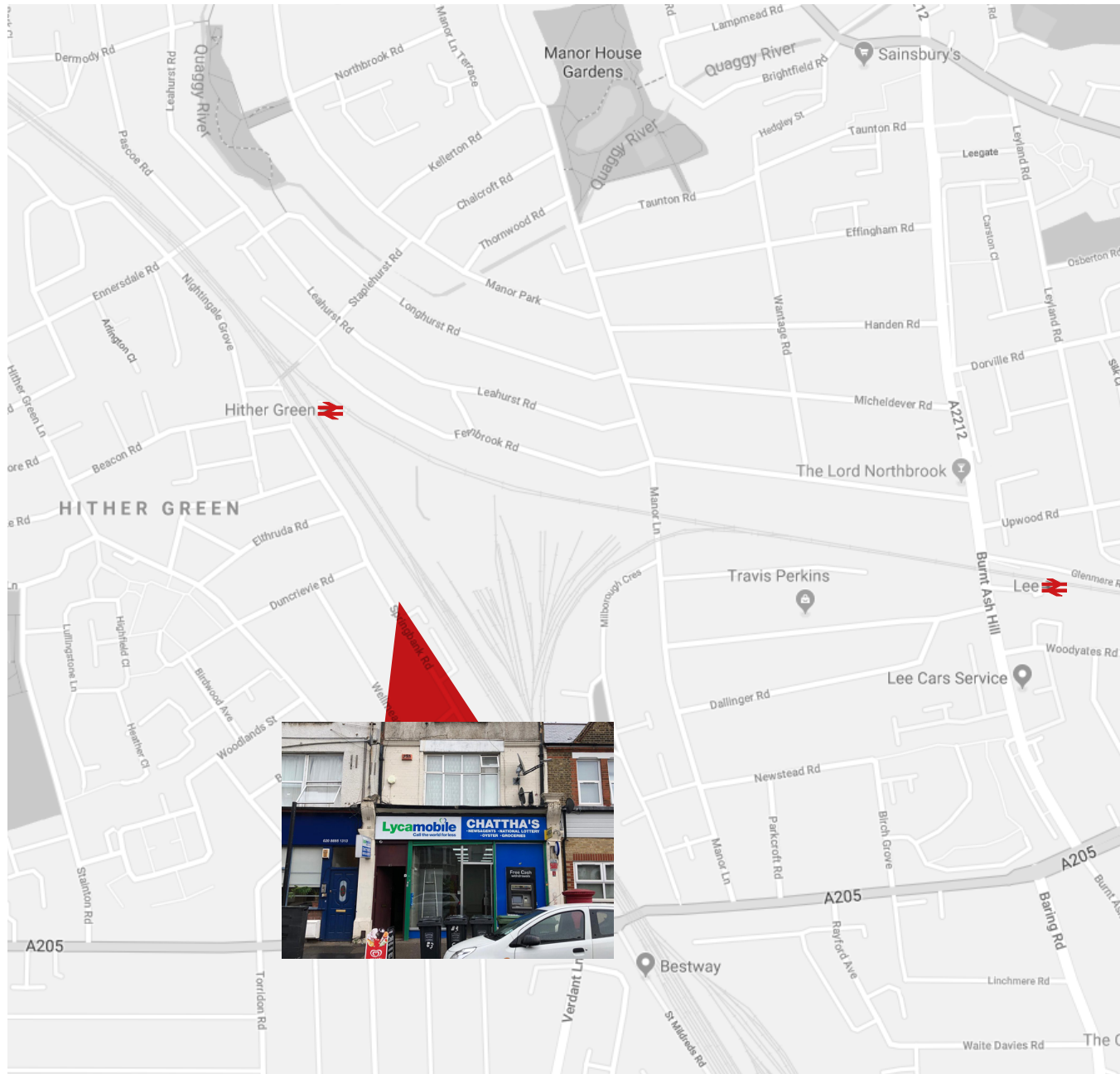
83 Springbank Road, Hither Green, London SE13 6SS

A1 retail unit to let

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- A1 retail unit available to let
- Measuring approx. 600 sqft
- Located 0.2 miles from Hither Green Station
- Guide rent – £12,000pa

## DESCRIPTION

An opportunity to rent a ground floor retail unit measuring approx. 600 sqft, located nearby to Hither Green Station. The subject property is in fair condition throughout, benefits from an open-plan layout and an electric roller shutter. The unit is located on a secondary parade which is home to a number of local retailers, restaurants and cafés. The secondary parade is also surrounded by residential property, which results in plenty of footfall throughout the day. The property would be well-suited to a variety of local businesses, which may include a hairdressers, newsagents, and dry cleaners to name a few.

## LOCATION

The subject property is located on a busy secondary parade; Hither Green is a popular London Suburb in the Borough of Lewisham, 8 miles from London. Hither Green Station is 0.2 miles away and provides a frequent, direct service to London Bridge in c.10 minutes and Charing Cross in c.20 minutes. There are bus stops located 100 yards from the property which provide services to the local area and further afield.

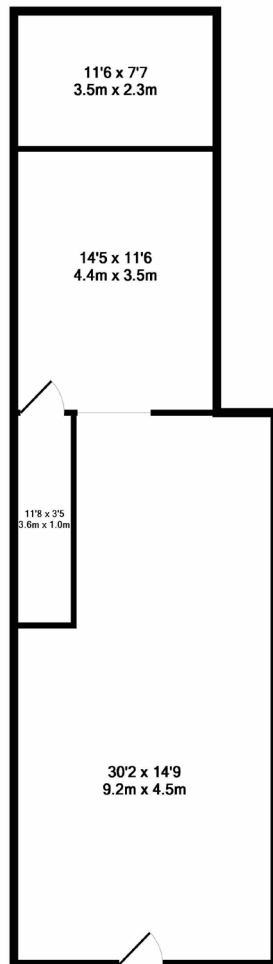


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## TERMS

Guide rent of £12,000 per annum.

## VAT

We understand that VAT is not applicable in this transaction.

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

## BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £8,000. We understand rates payable are therefore approximately £3,928 per annum for the period 2019/2020. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454



**For more  
information  
contact:**  
**Chloe Wiseman**  
**020 8315 5454**

[Meet the rest of the team...](#)

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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