

# Retail Unit - Tulse Hill, SE27

TO LET

349a Norwood Road, Tulse Hill, London, SE27 9BQ

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### Highlights

- Ground floor retail unit on Norwood Road close to the junction with the South Circular (A205)
- 100 metres from Tulse Hill train station and adjacent to the new Tesco Express store
- Approximately 2,298 square feet (213 square meters)
- Available with a new lease
- EPC Rating - C

### Location

The property is situated on Norwood Road close to the junction with the South Circular (A205). The unit will be immediately adjacent to a new Tesco Express store that is due to open this year. The nearest stations are Tulse Hill and West Norwood stations, providing frequent rail services to London Bridge, Victoria, and Blackfriars, making it a convenient base for commuters. Numerous bus routes also run along Norwood Road, connecting the area to Brixton, Streatham, Dulwich, and beyond. The local area is a lively mix of independent shops, cafés, restaurants, and essential services, with a strong community feel. Just down the road is the popular West Norwood Picturehouse, a cinema and cultural hub, as well as the West Norwood Library.

Please note all times and distances given are approximate only.

### Description

Ground floor retail unit on Norwood Road, Tulse Hill measuring 2,298 square feet (213 square metres) on a GIA basis. The property will benefit from rear access. It would be suitable for a range of uses subject to obtaining the appropriate consents.

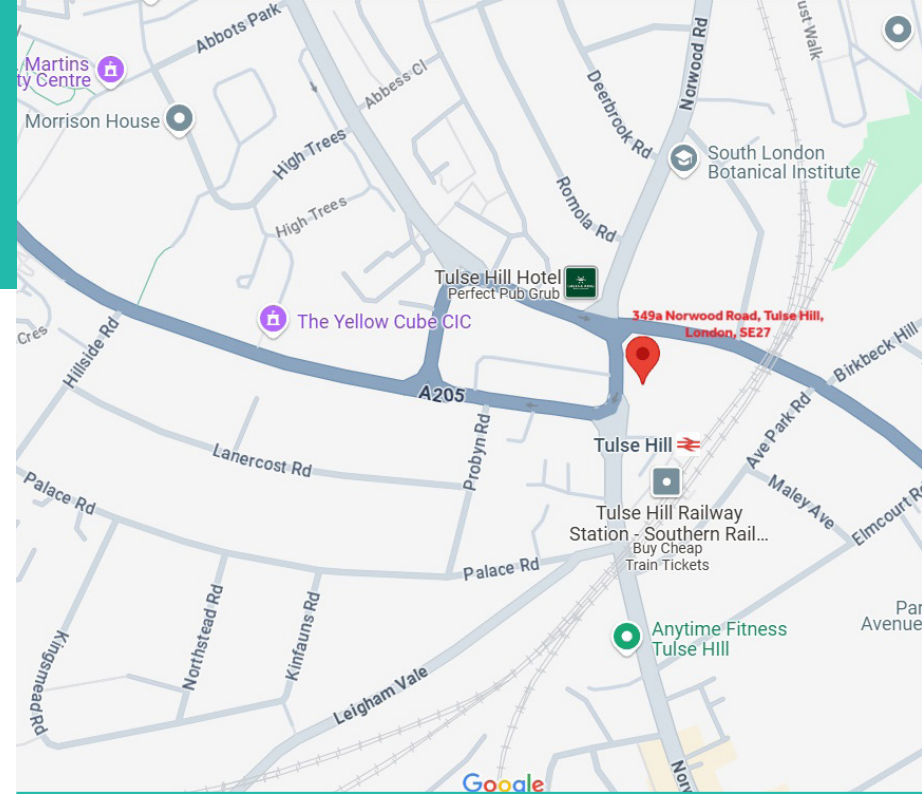
Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

### Business Rates

The property will require re-valuing by the London Borough of Lambeth business rates department.

### Terms

The property is available with a new lease at £50,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£50,000 per annum

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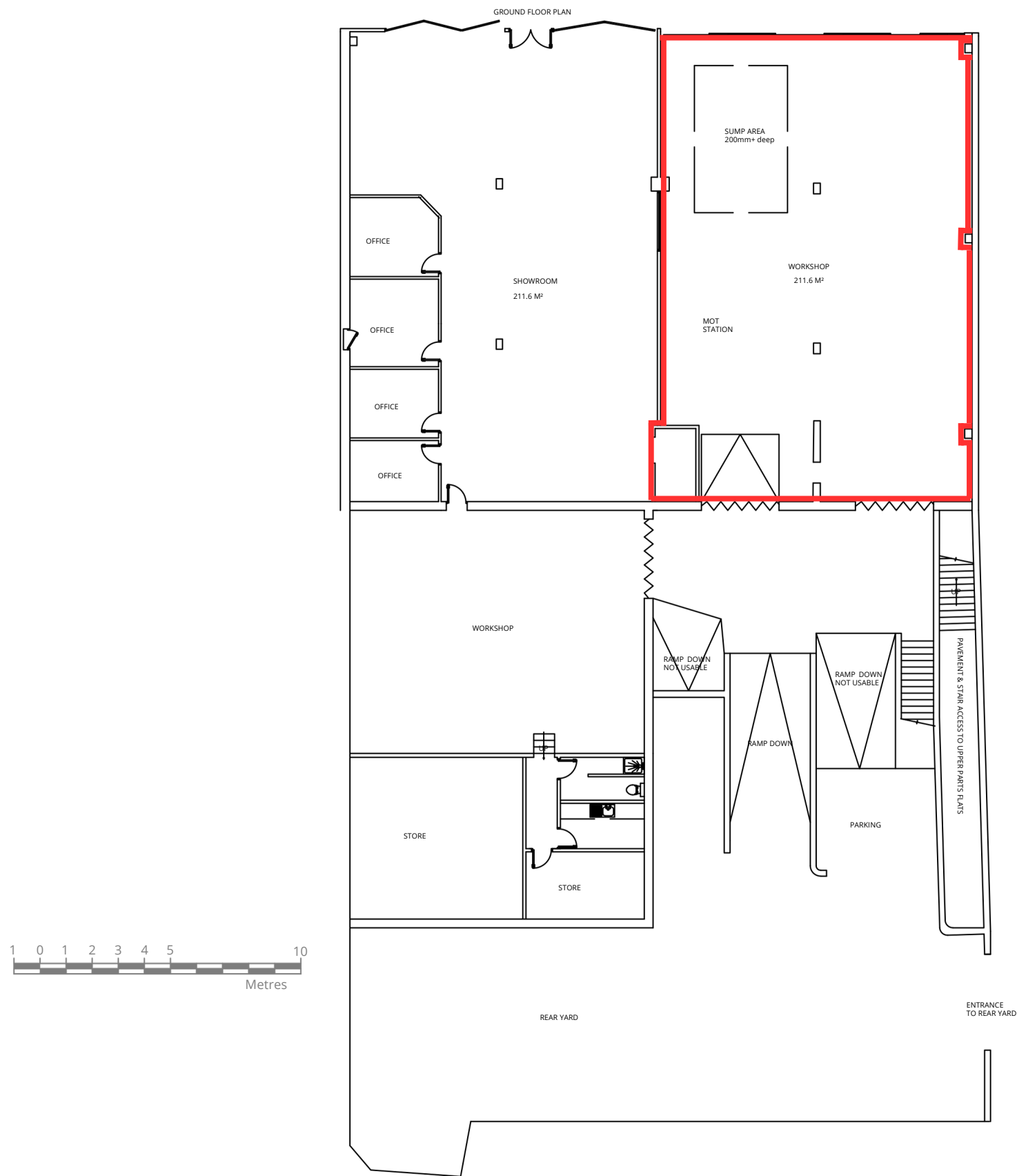
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Date: 25th November 2023

Drafted by:  
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Project: Floor plan

Property details:  
G/F Commercial unit  
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London  
SE27 9BQ

Scale 1:200@A3

Drawing No:NR-349-351/01

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