



**BBS** BECKENHAM BUILDING SUPPLIES  
**DECORATING SUPPLIES**  
NORWOOD: 020 8654 7417 | sales@bbsupplies.co.uk

BECKENHAM (BUILDING)  
020 8650 4429  
CROYDON (PLASTICS & PLUMBING)  
020 8656 9596

CROWN TRADE

**BBS SPECIAL OFFERS!**

£16.50	Half Price!
£24.75	£24.50

**BAXTER PHILIPS**  
**020 8313 9000**  
baxterphilips.co.uk

RETAIL UNIT TO LET

96 PORTLAND ROAD  
LONDON  
SE25 4PJ

**LOCATION:**

The property is located on Portland Road between South Norwood and Croydon. The road provides a busy thoroughfare to the surrounding areas and is predominately occupied by local retailers serving the Selhurst area.

**DESCRIPTION:**

The property forms a lock up shop with E class use.

**ACCOMODATION:**

The accommodation is currently arranged as follows:

Shop Area:	603 sq ft – 56.02 sq m
Rear Storage: + Rear Yard	265 sq ft – 24.61 sq m

**Total:** 868 sq ft – 80.63 sq m

**RENT:**

£16,500 per annum exclusive.

**TERMS:**

Available by way of a new lease on effective FR&I lease but with provision for regular rent reviews.

**RATES:**

RV 2023	£8,000
UBR 2023-2024	49.9p in the £

Transitional relief/premium maybe applicable – further details can be found at [www.businesslink.gov.uk](http://www.businesslink.gov.uk) or via the Local Authority.

**EPC:**

*D-92*

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

**VAT:**

Is not applicable.

**SERVICES:**

The mention of any appliances or services in these particulars does not imply they are in working order.

**VIEWING:**

via sole agents:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: [philip.lapper@baxterphilips.co.uk](mailto:philip.lapper@baxterphilips.co.uk)

**Subject to contract**

---

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: [info@baxterphilips.co.uk](mailto:info@baxterphilips.co.uk)

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.