

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

SHOP/OFFICE **TO LET**

LOCATED IN A LOCAL SHOPPING PARADE AND AT A COMPETITIVE RENT

109 MAPLE ROAD SE20

LOCATION

The property is situated fronting Maple Road in a small secondary parade of shops in an otherwise mixed residential and commercial location. The property benefits from an amount of passing vehicular traffic and some pedestrian flow, but is ideally suited to either a specialist business or a business servicing the local community.

DESCRIPTION

The property comprises a ground floor lock up shop in a secondary parade. The shop has relatively high ceilings, an internal WC and central heating (not tested).



ACCOMMODATION

Frontage	4.66m (15' 3)
Internal Width	4.14m (13' 6)
Shop Depth	8.96m (29' 4)
Sales Area	36.70m ² (395 sq ft approx)
Internal WC	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A2 (Retail/Office) of the Current Town and Country (Use Classes) Order but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£7,500 (seven thousand five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT