

Hooper

NAYLOR FRIEND

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FORMER SHOP FRONTED OFFICE **TO LET**

ON A LONG LEASEHOLD BASIS OR UNDER A COMMERCIAL TENANCY WITH TWO REAR CAR PARKING SPACES

130 ANERLEY ROAD LONDON SE20 8DL

LOCATION

The property is situated fronting Anerley Road which is a busy thoroughfare and bus route between Crystal Palace and Anerley and beyond to Elmers End. The property benefits from a good deal of passing vehicular traffic but is limited in the amount of pedestrian flow. There are short term parking bays immediately outside which are unpaid and this encourages quick-stop trade and easy access for loading and unloading. The surrounding residential roads are unrestricted. The property is within striking distance of mainline railways stations including Crystal Palace which is further up the hill.



DESCRIPTION

The property comprises a relatively well modernised ground floor and basement lock-up premises forming part of a short parade. The property has a modern shop front secured with electric security shuttering, laminate floor coverings, suspended ceiling and the walls are part panelled. Beneath is a full height usable basement, WC and small kitchenette area. To the rear there are two car parking spaces accessed independently.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	4.84m	15'9
Shop Depth	6.67m	21'9
Sales Area	28.79m²	310 ft² (approx)
Basement	16.25m²	175 ft² (approx)
Additional Basement Area	5.10m²	55 ft² (approx)
Internal WC to the rear of the basement		

Externally

2 car parking spaces

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential 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 has most recently been used as an office but has been used for retail purposes in the past. The property is considered most suitable for office or specialist retail/destination location. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

In the event of a letting **£7,000 (seven thousand 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

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.