

FORMER CAFE **TO LET**

WITH A RESTRICTED A3 USE WHICH EXCLUDES TAKEAWAYS AND AVAILABLE UNDER A NEW LEASE AT NO PREMIUM

ANERLEY ROAD ANERLEY SE20

LOCATION

The property is situated with good frontage to Anerley Road which is a busy link road between Crystal Palace and Anerley. The property benefits from a good deal of passing vehicular traffic with limited pedestrian flow but services a densely populated residential catchment.

DESCRIPTION

The property comprises a ground floor lock-up shop arranged as a cafe. The property has an aluminium shop front with some fixtures and fittings which can be used by incoming tenants.

ACCOMMODATION

Gross Frontage	6.70m	22'
Internal Width	4.69m	15'4
Front Shop Depth	3.65m	12'
Sales Area	16.72m ²	180 sq ft
Additional Area/Kitchen	13.93m ²	150 sq ft
Internal WC and Wash hand basin		

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 A3 (Restricted) of the Current Town and Country (Use Classes) Order and has consent to be used as a cafe but excluding takeaway use. 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

An initial rent of **£9,000 (nine 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.