

Hooper

NAYLOR FRIEND

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FORMER MOTOR REPAIR **WORKSHOP AND FLAT** **TO LET**

LOCATED JUST OFF THE A2 AND AVAILABLE UNDER A NEW SHORT TERM LEASE

1A FLORENCE ROAD NEW CROSS SE14

LOCATION

The property is situated with a frontage and vehicular access via 10'6 wide double doors onto Florence Road, a largely residential road just off the A2 New Cross Road. The property is within relatively easy distance of the centre of Deptford with its access to the Dockland Light Railway. There are numerous bus routes servicing the area.



DESCRIPTION

The property comprises a mid terraced three storey building occupied for many years as a motor repair workshop on the ground floor and residential above. The property has solid floors, natural light from north lights and a partitioned storage/office area within the ground floor. The upper floors are arranged as a split level one bedroom flat now in relatively basic condition.

ACCOMMODATION

Total Ground Floor Workshop Space	117.05m²	1260 ft² (approx)
Office/Store	13.93m²	150 ft² (approx)
Additional Store	11.14m²	120 ft² (approx)
<u>Total</u>	<u>142.12m²</u>	<u>1530 ft² (approx)</u>

Ground Floor WC

Access to upper part

Upper Parts

2 rooms, kitchen, bathroom

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 short term lease outside the security and tenure provisions of The Landlord and Tenant Act 1954 Part II (as amended).

USE/PLANNING

We understand the property currently falls within mixed use having operated as a motor repair workshop on the ground floor (Class B2) and residential upstairs. 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 **£17,500 (seventeen 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

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.