

Hooper

NAYLOR FRIEND

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PROMINENTLY AND
CONVENIENTLY LOCATED A2 SHOP
FRONTED OFFICE PREMISES
TO LET

LOCATED CLOSE TO THE TRAM STATION ON LOWER ADDISCOMBE ROAD AND
AVAILABLE UNDER A NEW LEASE

239 LOWER ADDISCOMBE ROAD
CROYDON SURREY

LOCATION

The property is situated fronting Lower Addiscombe Road close to the nearby Tram Station and set amongst a mixture of multiple and more local occupiers. Lower Addiscombe is a busy link road and the property benefits from a good deal of passing vehicular traffic and there is a fair amount of pedestrian flow generated by nearby multiples, other trades and the tram stop nearby. There are short term pay parking bays for quick stop trade but there is also free parking in surrounding side roads.



DESCRIPTION

The property comprises a ground floor shop fronted office most recently used as a solicitors office. The property is roughly rectangular in shape and is currently partitioned to create a series of cellular office areas benefiting from borrowed light from glazed high level panels. The property has a suspended ceiling and a small storage area to the rear with space for a WC which has yet to be installed.

ACCOMMODATION

Gross Frontage	4.60m (15'1) widening to 5.69m (18'7) after 8.80m (28'9)
Maximum Depth	15.51m (50'9)
Sales Area	78.50m² (845 ft²) (approx)
Rear Storage	10.68m² (115 ft²) (approx) (incorporating area for 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 and would suit a variety of uses including profession office or potentially retail. 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 **£22,000 (twenty-two 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