

Hooper

NAYLOR FRIEND

## **SHOP TO LET**

LOCATED FRONTING CATFORD HILL CLOSE TO ITS JUNCTION WITH THE SOUTH CIRCULAR ROAD AND AVAILABLE UNDER A NEW LEASE

**32 CATFORD HILL SE6 4PX**

### **LOCATION**

The property is situated at the Catford end of Catford Hill which is busy link road between the South Circular Road and Lower Sydenham. Catford Hill is just a short distance away from Catford Bridge overground station and the property is also within walking distance of the main centre of Catford. The surrounding area is densely populated residential together with local schools and the property benefits from a good deal of passing vehicular traffic particularly coming from Sydenham to Catford.



## **DESCRIPTION**

The property comprises a ground floor former showroom forming part of a short parade. The property has relatively high ceilings, solid floors and currently a concertina frontage enabling an open display. There is rear access and parking for a single vehicle.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.21m (17'10) narrowing to 4.96m (16'3)</b>
<b>Shop Depth</b>	<b>10.30m (33'8)</b>
<b>Sales Area</b>	<b>53.41m<sup>2</sup> (575 sq ft) (approx)</b>
<b>Access to WC</b>	

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 new lease on full repairing and insuring terms the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently fall within class A1 (Retail) of the Current Town and Country (Use Classes) Order by way of a planning application. 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 **£10,000 (ten 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**