

Hooper

NAYLOR FRIEND

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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

Gross Frontage	5.21m (17'10) narrowing to 4.96m (16'3)
Shop Depth	10.30m (33'8)
Sales Area	53.41m ² (575 sq ft) (approx)
Access to 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 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 **£12,000 (twelve 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.