

Hooper

NAYLOR FRIEND

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## **TWO NEWLY REFURBISHED SHOPS** **TO LET**

LOCATED ADJOINING A NEW TESCO METRO CONVENIENCE STORE FRONTING LONDON ROAD AND AVAILABLE UNDER A NEW LEASE

**365 & 367 LONDON ROAD**  
**WEST CROYDON CR0 3PB**

### **LOCATION**

The property is situated fronting London Road West Croydon between Thornton Heath Pond and West Croydon Station. London Road forms part of the main A23 and the property benefits from considerable passing vehicular traffic and a fair amount of pedestrian flow generated by other nearby retailers, a Tesco convenience store and a densely populated residential catchment in the vicinity. The property is opposite the former Philips office building now converted into a considerable number of residential flats and the surrounding area generally benefits from a significant amount of residential development including a proposed new build development on the former "Volvo" site. The occupation of these various new build units will increase the immediately local population.

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.



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## **DESCRIPTION**

The property comprises a ground floor lock up shops which currently interconnect but that will be made shell units with their own individual toilets but capable of combination if required. The properties are to be considered shell and core finish and have rear access but will be left ready for a tenant to fit out.

## **ACCOMMODATION**

<b>Overall Gross Frontage</b>	<b>9.14m</b>	<b>30'</b>
<b><u>365 London Road</u></b>		
<b>Internal Width</b>	<b>4.29m</b>	<b>14'10</b>
<b>Shop Depth</b>	<b>16.06m</b>	<b>52'7</b>
<b>Sales Area</b>	<b>72.46m<sup>2</sup></b>	<b>780 ft<sup>2</sup> (approx)</b>
<b>Internal WC and rear access</b>		
<b><u>367 London Road</u></b>		
<b>Sales Area</b>	<b>60.38m<sup>2</sup></b>	<b>650 ft<sup>2</sup> (approx)</b>
<b>Rear Access</b>		
<b>Potential overall floor area</b>	<b>133.77m<sup>2</sup></b>	<b>1440 ft<sup>2</sup> (approx)</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 properties are offered by way of new leases on full repairing and insuring terms the length of which is to be negotiated.

### **USE/PLANNING**

We understand the properties fall within Class A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. 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**

Each of 365 and 367 London Road at **£17,500 (seventeen thousand, five hundred pounds)** per annum exclusive is sought. Rent for a combination of units will be **£32,500 (thirty two thousand, five hundred pounds)**.

### **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**SUBJECT TO CONTRACT**