

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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OFF LICENCE BUSINESS FOR SALE

FRONTING CHURCH ROAD IN CRYSTAL PALACE AND AVAILABLE UNDER A NEW LEASE

36 CHURCH ROAD

LOCATION

The property is situated fronting Church Road, forming part of the busy one-way system at Crystal Palace Triangle close to the junction of Westow Hill. The property benefits from a considerable quantity of passing vehicular traffic, particularly during the rush hour periods. Church Road also has the benefit of a number of short term parking bays, which improves the possibility of quick stop trade, and there is a fair amount of development taking place in the general vicinity.

DESCRIPTION

The property comprises a ground floor lock up which offers unusual accommodation on three different levels with an attractive galleried upper level looking down the front of the shop. Currently trading as an off licence. The property benefits from a traditional style shop.

ACCOMMODATION

Gross Frontage	20' 3 ft (5.27m)
Internal Width	18' 8 ft (5.73 m)
Ground floor sales	161 sq ft (14.95m ²) approx.
Upper ground floor sales	257 sq ft (23.87m ²) approx.
Lower ground floor sales	78 sq ft (7.24m ²) approx.
Total sales area	496 sq ft (46.07 m ²) approx.
Kitchen/store	55 sq ft (5.10m ²) approx.

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 A1 (retail) of the Current Town and Country (Use Classes) Order, and would suit a variety of uses. 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 **£10,250 (Ten Thousand Two Hundred And Fifty Pounds)** per annum exclusive is sought.

PREMIUM

Offers in excess of £30,000 are sought for our clients, to include all fixtures fittings and goodwill. Stock will be available separately at value

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.