

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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CATERING PREMISES LEASE **AVAILABLE**

LOCATED IN THE VERY CENTRE OF THORNTON HEATH AND OFFERING GOOD SIZE OVERALL ACCOMMODATION WITH THE UNUSUAL BENEFIT OF PARKING TO THE REAR

40-42 THORNTON HEATH HIGH STREET **THORNTON HEATH SURREY**

LOCATION

The property is situated fronting Thornton High Street in a highly prominent secondary parade. Thornton Heath High Street is a busy thoroughfare and the property benefits from considerable passing vehicular traffic and a fair amount of the pedestrian flow generated by a wide range of nearby retailers. The location is particularly busy when the nearby Selhurst Park football ground is in use which swells the local population considerably. There are short term parking bays located immediately outside the subject property which are accessible on a pay and display basis and this enhances the potential for quick stop trade. There is an extremely densely populated and wide catchment area which the property is able to service.



DESCRIPTION

The property comprises a double fronted former fish and chip and additional takeaway which retains a number of fixtures and fittings. The property has a modern shop front with electric security shuttering, full extraction equipment and parking to the very rear. There are internal WC's.

ACCOMMODATION

Gross Frontage	8.53m	28'
Internal Width	8.26m	27'11 widening to 8.53m (28') to the rear
Maximum Shop Depth	7.95m	26'10
Sales Area	70.13m²	755 ft² (approx)
Preparation Room 1	4.18m	45 ft² (approx)
Preparation Room 2	9.29m	100 ft² (approx)
Rear Office	4.64m²	50 ft² (approx)
Storage	5.10m²	55 ft² (approx)
Total ancillary	23.22m²	250 ft² (approx)

Externally

Parking for a number of vehicles to the rear

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 most recently operated as a Fish and Chip shop but has traded in the past as a Café. We believe the property would be suitable for a variety of catering uses either in the form of a restaurant, or takeaway but individuals should make their own enquiries of the local planners in this regard.

RENT

An initial rent of **£26,000 (twenty six thousand pounds)** per annum exclusive is sought.

PREMIUM

Premium offers are sought for our clients leasehold interest to include all remaining fixtures and fittings including extraction equipment etc.

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.