

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

GOOD SIZED SHOP **TO LET**

IN A BUSY PARADE AND AVAILABLE UNDER A NEW LEASE AND SET BEHIND A DEEP PAVEMENT AND FORECOURT

43 BURNT ASH HILL
LONDON SE12 0AE

LOCATION

The property is situated fronting Burnt Ash Hill set behind a deep pavement and in a well established block. Burnt Ash Hill is a link Road between the South Circular and Lee Green and the property is relatively close to Lee mainline over-ground station. The surrounding area is a densely populated residential catchment which the Parade is able to service. Burnt Ash Hill is a busy bus route and the property is highly visible to passing vehicular traffic.



DESCRIPTION

The property comprises a lock-up shop forming part of a three storey mansion block, benefitting from security shutters to the front. The unit is largely open plan with a WC to the rear. The property is considered suitable for a variety of uses.

ACCOMMODATION

| | | |
|-----------------------|---------------------------|---------------------------|
| Gross Frontage | 6.09m | 20' |
| Internal Width | 6.91m | 22'7 |
| Shop Depth | 8.23m | 27'02 |
| Sales Area | 55.74m² | 600 ft² |
| Internal WC | | |

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential 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 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. 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 **£13,500 (thirteen thousand, five hundred pounds)** per annum exclusive is sought.

LEGAL COSTS

Both parties are to bear their own legal costs.

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.