

Hooper

NAYLOR FRIEND

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LONG LEASEHOLD
INVESTMENT PROPERTY
FOR SALE

LOCATED FRONTING CHURCH ROAD AND COMPRISING ACCOMMODATION OVER GROUND, LOWER GROUND, AND RAISED GROUND FLOORS SET BEHIND A SMALL FORECOURT.

44 CHURCH ROAD, UPPER NORWOOD,
SE19 2ET

LOCATION

The property is situated fronting Church Road, forming part of a mixed parade of similar units. Church Road forms part of the Crystal Palace Triangle which is a busy one way system in the centre of Crystal Palace, ensuring much passing vehicular traffic. Church Road is mixed in nature, with commercial property and residential property in equal proportion.

DESCRIPTION

The property comprises a mid terraced commercial property arranged over ground, lower ground and raised ground floors. The property is set behind a useful forecourt and has security grilles across the frontage.

ACCOMMODATION

Gross Frontage	5.63m	18'5
Ground Floor Sales	12.07m²	130 sq ft (approx)
Raised Ground Floor	26.01m²	280 sq ft (approx)
Lower Ground Floor	23.22m²	250 sq ft (approx)
Mezzanine	13.00m²	140 sq ft (approx)
Total	74.93m²	800 sq ft (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 long leasehold sale for a term of 99 years from 1987 expiring in 2086 (approximately 80 years unexpired at the time of going to press).

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 trades. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

INCOME

An income of **£7,500** (seven thousand, five hundred pounds per annum) from the ground floor shop is currently payable.

PRICE

Offers in excess of **£75,000 (seventy - five thousand pounds)** is sought for our client's long leasehold interest.

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.