

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
TEL 020 8766 0123 \* FAX 020 8761 4472

# **LONG LEASEHOLD** **INVESTMENT PROPERTY** **FOR SALE OR TO LET**

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**

### **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**

<b>Gross Frontage</b>	<b>5.63m</b>	<b>18'5</b>
<b>Ground Floor Sales</b>	<b>12.07m<sup>2</sup></b>	<b>130 sq ft (approx)</b>
<b>Raised Ground Floor</b>	<b>26.01m<sup>2</sup></b>	<b>280 sq ft (approx)</b>
<b>Lower Ground Floor</b>	<b>23.22m<sup>2</sup></b>	<b>250 sq ft (approx)</b>
<b>Mezzanine</b>	<b>13.00m<sup>2</sup></b>	<b>140 sq ft (approx)</b>
<b>Total</b>	<b>74.93m<sup>2</sup></b>	<b>800 sq ft (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 property is offered by way of a long leasehold sale for a term of 99 years from 1987 expiring in 2086 (approximately 78 years unexpired at the time of going to press), with vacant possession of the ground floor shop.

## **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, and was occupied by a specialist lighting business. Prospective purchasers 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 **£8,000** (eight thousand pounds\_ per annum exclusive is sought.

## **PRICE**

Offers in excess of **£110,000 (one hundred and ten 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.