

Hooper

NAYLOR FRIEND

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

CORNER POSITION SHOP AND BASEMENT TO LET OR FOR SALE

AVAILABLE UNDER A NEW COMERCIAL LEASE OR ALTERNATIVELY UNDER A 999 YEAR LEASE/VIRTUAL FREEHOLD AND OFFERED REFURBISHED AND VACANT

81 WESTMEAD ROAD SUTTON SURREY

LOCATION

The property is situated fronting Westmead Road which is a link road between Sutton Town Centre and Carshalton. The property has a return frontage to Sutton Grove and the property is fairly visible to reasonable amounts of passing vehicular traffic and pedestrian flow generated by nearby businesses and a densely populated residential catchment in the surrounding areas.



DESCRIPTION

The property comprises a corner position ground floor shop and basement with a good frontage and return frontage. The property has security shuttering across the entire frontage and has been refurbished internally to include newly screeded floors, plain plastered and painted walls, new electrics and pre wiring for electric heating. The property has an internal staircase into a useful basement with access to a WC and a kitchenette area. The basement is fully tiled with power and light.

ACCOMMODATION

Gross Frontage	4.87m	16'
Return Frontage	4.20m	13'8
Internal Width	5.09m	16'7
Shop Depth	7.40m	24'3
Sales Area	35.76m ²	385 ft ² (approx)
Basement	15.79m ²	170 ft ² (approx)
Internal WC		

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 or alternatively by the sale of a virtual freehold (999 year lease at a peppercorn ground rent) both with vacant possession.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and was used previously as a retail Off-Licence. It is felt the property may have the potential to be used for offices subject to any necessary consents. Prospective purchasers/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 **£10,000 (ten thousand pounds)** per annum exclusive is sought in the event of a letting. In the event of a virtual freehold sale offers in the region of **£145,000 (one hundred and forty five thousand pounds)** are sought.

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.