

Hooper

NAYLOR FRIEND

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

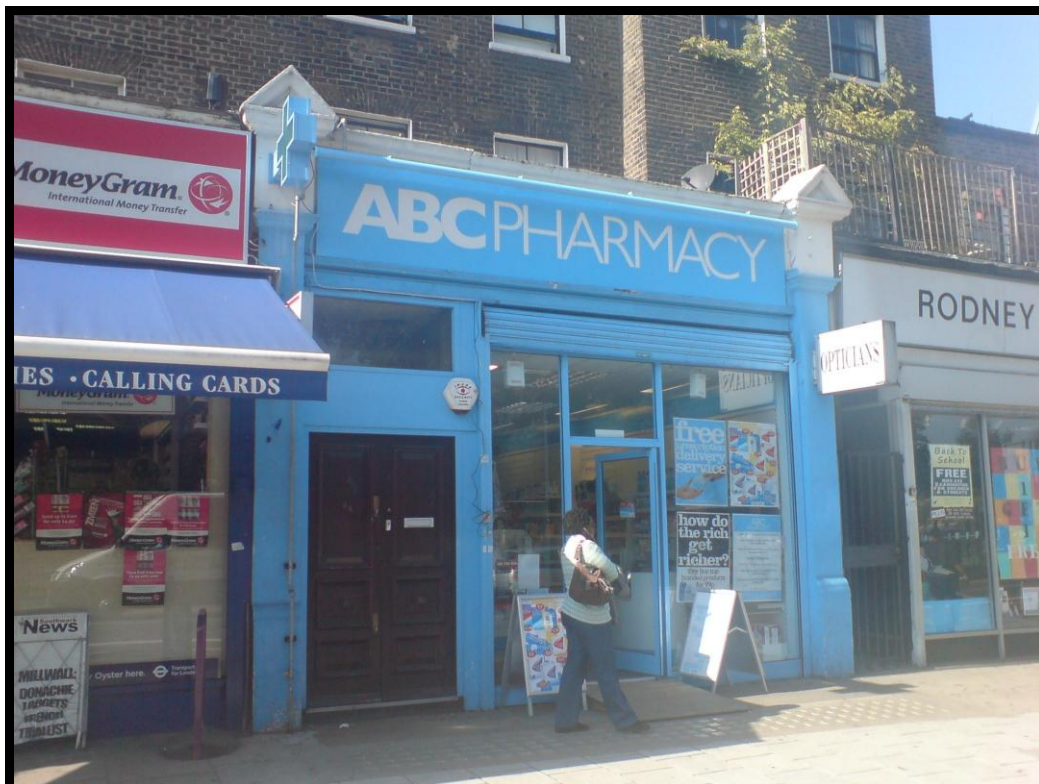
WELL POSITIONED SHOP & UPPER PART AVAILABLE BY WAY OF A LEASE ASSIGNMENT OR UNDERLEASE

A GROUND LOCK UP SHOP AND BASEMENT WITH KITCHEN & INTERNAL WC TOGETHER WITH A SELF CONTAINED FLAT ABOVE WITH FOUR ROOMS, KITCHEN AND BATHROOM

8 CAMBERWELL GREEN LONDON SE5 7AF

LOCATION

The property is situated close to the busy intersection with Denmark Hill and Camberwell Church Street and is in a parade of buildings similar in size, type and age with mainly specialist secondary retailers. Camberwell Green provides a link road between Denmark Hill and Elephant & Castle and the property benefits from a good volume of passing vehicular traffic and some pedestrian flow, further increased by a busy nearby bus stop.



DESCRIPTION

The property comprises a ground floor lock up shop with a self contained flat above. The shop has a sales area with steps leading up to an additional sales area or office space. There is also a basement with two rooms (one with natural light), kitchen and WC. The property has an aluminium shop front with electric security shuttering (not tested) and a suspended ceiling. The flat is accessed from the street and has three rooms, kitchen and bathroom with WC.

ACCOMMODATION

Gross Frontage	4.88m	16'2"
Internal Width	3.35m	11'
Shop Depth	7.62m	25'7"
Sales Area	26.01m ²	280ft ² (approx)
Additional Sales Area	13.01m ²	140ft ² (approx)
Rear Area	10.22m ²	110ft ² (approx)
Basement room 1	48.31m ²	520ft ² (approx)
Basement room 2	10.22m ²	110ft ² (approx)
Kitchen	7.43m ²	80ft ² (approx)

WC

Split-level flat above shop

Four rooms

Kitchen

Bathroom & 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 to be offered by way of assignment of the existing 15 year lease from 1st June 2006 with the next review due on 1st June 2011 and on full repairing and insuring terms. Alternatively a sub lease of the entirety may be considered.

LEASE TERMS

COPY LEASES ARE AVAILABLE ON REQUEST

USE/PLANNING

We understand the building has a mixed use with class A1 (General Retail) of the Current Town and Country (Use Classes) Order on the ground floor shop & basement and residential use on the flat above. 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

The rent passing is £25,000 per annum with the next review date due 1st June 2011.

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.