

Hooper

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SHOP FRONTED OFFICE **TO LET**

FRONTING BATTERSEA PARK ROAD IN A POPULAR LOCATION AND AVAILABLE UNDER A NEW LEASE

164 BATTERSEA PARK ROAD **BATTERSEA SW11 4ND**

LOCATION

The property is situated fronting Battersea Park Road forming part of a prominent secondary parade. Battersea Park Road is a major link between Battersea and benefits from significant passing vehicular traffic and a number of bus routes. The surrounding area is a densely populated residential catchment providing a mixture of both local authority and high value private housing. The property itself is directly in front of a pedestrian crossing which enhances pedestrian flow.



DESCRIPTION

The property comprises a ground floor lock up shop fronted office most recently used by a property management company. The property is laid out to provide a front sales office, lobby and private office together with an additional rear room, internal WC and a small strip yard. There is rear pedestrian access via the strip yard.

ACCOMMODATION

| | | |
|---------------------------|---------------------------|---|
| Gross Frontage | 4.57m | 15' |
| Internal Width | 3.68m | 12'1 currently narrowing to 2.83m (9'3) after 4.78m (15'7) |
| Maximum Shop Depth | 8.07m | 26'5 |
| Sales Area | 26.94m² | 290ft² (approx) |
| Rear Room 1 | 11.14m² | 120ft² (approx) |
| Rear Room 2 | 3.25m² | 35ft² (approx) |
| Internal WC | | |
| Rear Strip Yard | | |

Figures relating to accommodation are approximate and rounded up 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 A2 (Retail/Office) of the current Use Classes Order and would suit a variety of trades. 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 **£10,000 (ten thousand pounds)** per annum exclusive is 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.