

Hooper

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# **SHOP, BASEMENT AND FORECOURT FOR SALE OR TO LET**

LOCATED IN A CORNER POSITION AND AVAILABLE EITHER FREEHOLD OR UNDER A NEW COMMERCIAL LEASE.

## **117 BENSHAM LANE THORNTON HEATH SURREY CR7 7EU**

### **LOCATION**

The property is situated fronting a corner position in Bensham Lane which is a mixed residential and commercial road in Thornton Heath. The property shares the vicinity with a Co-operative Funeral outlet but other traders in the vicinity are largely local in nature. The property is within walking distance of Mayday Hospital and there is a densely populated residential catchment in the surrounding area. The property is ideally suited to a destination or specialist trade and is considered suitable for a variety of businesses.



## **DESCRIPTION**

The property comprises a ground floor lock up shop with basement storage accessed via a trapdoor currently partitioned to create a front sales area and rear store/office. There is a very small strip yard to the rear which is enclosed but not covered and a good sized forecourt across the entire frontage which is ideal for outside display and/or possibly vehicular parking subject to any necessary rights of way and consents. The property has good security with external security gate over the front door and internal security gate at the rear door. The property has most recently been used as a convenience store/grocers.

## **ACCOMMODATION**

|                           |                           |  |
|---------------------------|---------------------------|--|
| <b>Gross Frontage</b>     | <b>5.79m</b>              | <b>19'</b>   |
| <b>Return frontage</b>    | <b>4.93m</b>              | <b>16'2</b>  |
| <b>Internal Width</b>     | <b>4.23m</b>              | <b>13'9 widening to 6.0m (19'7) and narrowing to 3.10m (10'2) after 4.93m (16'2)</b> |
| <b>Maximum Shop Depth</b> | <b>8.74m</b>              | <b>28'7</b>  |
| <b>Sales Area</b>         | <b>38.08m<sup>2</sup></b> | <b>410 ft<sup>2</sup> (approx)</b>   |
| <b>Basement Storage</b>   |                           |  |
| <b>Forecourt</b>          | <b>31.58m<sup>2</sup></b> | <b>340 ft<sup>2</sup></b>  |
| <b>Strip Yard</b>         | <b>12.07m<sup>2</sup></b> | <b>130 ft<sup>2</sup></b>  |
| <b>Internal WC</b>        |                           |  |

Figures relating to accommodation are approximate and rounded up 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 under either a new lease on full repairing and insuring terms, the length of which is to be negotiated or alternatively by way of a freehold sale. The freehold is subject to long leases in respect of residential properties above and behind which have all been sold off.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order, but may have potential for alternative uses 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**

In the event of a letting, an initial rent of **£6,500 (six thousand five hundred pounds)** per annum exclusive is sought.

## **PRICE**

In the event of a freehold sale, the sum of **£80,000 (eighty thousand pounds)** 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.