



# **LANDMARK CORNER BUILDING** **TO LET**

## **WITH AN EXCEPTIONAL FRONTAGE**

LOCATED IN AN ENORMOUSLY VISIBLE POSITION FRONTING LOWER ADDISCOMBE ROAD WITH AN EXCEPTIONALLY LARGE FRONTAGE AND RETURN FRONTAGE AND AVAILABLE UNDER A NEW LEASE AND WITH THE BENEFIT OF A LAPSED CONSENT FOR A3 RESTAURANT

### **1, 2 & 3 BINGHAM CORNER** **LOWER ADDISCOMBE ROAD** **CROYDON SURREY CR0 7AA**

#### **LOCATION**

The property is situated with a very good frontage to Lower Addiscombe Road close to a nearby Tramlink station and at the end of a prominent block. Lower Addiscombe Road is a busy link road and thoroughfare and the property benefits from considerable passing vehicular traffic and a fair amount of pedestrian flow generated by nearby retailers and the proximity to the Tramlink station. The surrounding area is an extremely densely populated residential catchment which the property would be able to serve. The surrounding area is also dominated by relatively small retail units making a triple fronted unit somewhat of a rarity. The property is directly opposite a large NatWest bank and other multiples nearby include William Hill. There is a pedestrian crossing immediately the subject property.

## **DESCRIPTION**

The property comprises a triple fronted corner position unit currently occupied by a car sales and leasing business. All three units interconnect and there are some structural walls internally which currently divide units into various sections. In addition, there are further internal partitions which are relatively easily demountable and removed. The property has rear pedestrian access via a service road and there is a small forecourt to the front of the building. The property has natural light front, side and rear and the property is considered suitable for a variety of uses but especially the restaurant trade.

## **ACCOMMODATION**

<b>Gross Overall Frontage</b>	<b>71'</b>	<b>21.64m</b>
<b>Return Frontage</b>	<b>34'</b>	<b>10.36m</b>
<b>Maximum Internal Width</b>	<b>67'9</b>	<b>20.60m</b>
<b>Maximum Shop Depth</b>	<b>44'</b>	<b>13.41m</b>
<b>Sales Area</b>	<b>2250ft<sup>2</sup></b>	<b>209.02m<sup>2</sup> (approx)</b>
<b>Conservatory Area</b>		
<b>(incorporating Kitchenette area)</b>	<b>250 ft<sup>2</sup></b>	<b>23.22m<sup>2</sup> (approx)</b>
<b>Total</b>	<b>2800 ft<sup>2</sup></b>	<b>260.12m<sup>2</sup> (approx)</b>
<b>Small Forecourt</b>		
<b>Rear Access</b>		
<b>Male &amp; Female WCs</b>		

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 has most recently been used as a car sales and car leasing outlet and as such is outside the current Use Classes Order (Sui Generis). The property benefits from a lapsed planning consent to convert the property into Class A3 (Restaurant) subject to conditions and it is felt that such a consent may be re-established by an interested party. Alternatively, a use within Class A1 (General Retail) or other uses may be available subject to any necessary consents. 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 **£45,000 (forty five 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.