

Hooper

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## **SMALL LOCK-UP SHOP** **TO LET**

**341 BRIGHTON RD**  
**SOUTH CROYDON CR2 6EQ**

### **LOCATION**

The property is situated on the A235 Brighton Road at South Croydon, which is the main road linking Croydon to Purley and forms part of a long-established parade of shops to the south of Croydon.



## **DESCRIPTION**

The property comprises a small lockup shop, previously used as a florist's shop, benefiting from a flat roofed front canopy and featuring a modern metal framed shop front with central entrance.



## **ACCOMMODATION**

Frontage	4.3 m (14'1")
Internal Width	4.1 m (13'4")
Shop Depth	5.1 m (16'9")
Sales Area	20.93 m <sup>2</sup> (225 ft <sup>2</sup> ) (approx)
Kitchenette	3.71 m <sup>2</sup> (40 ft <sup>2</sup> ) (approx)

Figures relating to accommodation are approximate and rounded down 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**

Available to let on a new lease on full repairing and insuring terms, for a term to be agreed.

## **USE/PLANNING**

We understand the property currently falls within retail use class A1 of the Current Town and Country (Use Classes) Order, but 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 **£8,000 (eight 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.