

Hooper

NAYLOR FRIEND

**SHOP, FORECOURT,**  
**OFFICE, BASEMENT AND**  
**EXCEPTIONALLY LARGE YARD**  
**TO LET**

FRONTING BRIGHTON ROAD IN SOUTH CROYDON AND AVAILABLE UNDER A NEW LEASE

**196 BRIGHTON ROAD**  
**SOUTH CROYDON CR2 6AF**

**LOCATION**

The property is situated to the south of Croydon fronting Brighton Road, set behind a useful forecourt. Brighton Road forms part of a main thoroughfare between Purley and South Croydon and the property benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods. The road is also a busy bus route. The surrounding area is a mixed residential and commercial location with a large bus terminus opposite and off-set and with a mixture of secondary retailers and other businesses. The property has good communication links with surrounding areas and full vehicular access via a service road into the yard.



## **DESCRIPTION**

The property comprises a ground floor shop fronted premises most recently used as a Car Showroom but previously containing other businesses. The property has a sliding shop front set behind a useful forecourt, rear office, internal and external WC's and a full height storage basement. To the rear is an exceptionally large yard with full vehicular access making the premises suitable for a variety of businesses including car hire, building supplies etc.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>18'</b>	<b>(5.48m)</b>
<b>Internal Width</b>	<b>17.6'</b>	<b>(5.36m) narrowing to 10'8 (3.29m) after 12'5(3.81m)</b>
<b>Shop Depth</b>	<b>23'</b>	<b>7.01m</b>
<b>Sales Area</b>	<b>340 ft<sup>2</sup></b>	<b>31.58m<sup>2</sup> (approx)</b>
<b>Rear Office</b>	<b>125 ft<sup>2</sup></b>	<b>11.61m<sup>2</sup> (approx)</b>
<b>Storage Basement</b>	<b>145 ft<sup>2</sup></b>	<b>13.47m<sup>2</sup> (approx)</b>
<b>Forecourt</b>	<b>170 ft<sup>2</sup></b>	<b>15.79m<sup>2</sup> (approx)</b>
<b>Rear Yard</b>	<b>1700 ft<sup>2</sup></b>	<b>157.93m<sup>2</sup> (approx)</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 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 Showroom and would be suitable for a variety of uses subject to any necessary consents. Interested parties should make their own enquiries.

## **RENT**

An initial rent of **£20,000 (twenty 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.