

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

LARGE CORNER SHOP UNIT WITH **A5 (HOT FOOD TAKEAWAY)** **CONSENT GRANTED ON APPEAL** **TO LET**

WITH EXCELLENT FRONTAGE TO A MAJOR THOROUGHFARE AND AVAILABLE WITH NO PREMIUM

201-203 BROMLEY ROAD CATFORD
LONDON SE6 2PG

LOCATION

The property is situated in a prominent position fronting Bromley Road with the benefit of a return frontage. Bromley Road is a busy link between Bromley and Catford and the property benefits from considerable passing vehicular traffic with some pedestrian flow generated by nearby traders and the property's proximity to the Bus Garage and numerous schools etc. There are a number of bus routes that service the vicinity and there are bus stops nearby. The surrounding area is a densely populated residential catchment which this property is able to service and there are a number of short term parking bays nearby together with unrestricted parking in side roads.



DESCRIPTION

The property comprises a corner position shop premises set behind a useful forecourt. The property is arranged internally as a front sales area with ancillary space to the rear. There is rear access via a small yard and internal WC facilities. The property benefits from security shutters across the frontage.

ACCOMMODATION

Gross Frontage	41'10 (12.52m)
Return Frontage	16' (4.87m)
Internal Width	38'6 (11.76m)
Shop Depth	22'7 (6.91m)
Sales Area	775 ft² (71.99m) (approx)
Ancillary rooms	295 ft² (27.40m) (approx)
Toilets and Shower room	
Forecourt	1050 ft² (97.54m) (approx)
Small Yard	
Internal WC's	

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

The property is offered by way of a new lease the length of which is to be negotiated.

USE/PLANNING

The property currently benefits from consent on appeal to use the property as Class A5 (Hot Food Takeaway) of the Current Town and Country (Use Classes) Order together with an existing use which is A1 (Retail). A copy of the appeal decision is available upon request. 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 **£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.