

Hooper

NAYLOR FRIEND

## **TWO ADJOINING SHOPS** **TO LET**

FRONTING A BUSY THOROUGHFARE AND AVAILABLE INDIVIDUALLY OR COLLECTIVELY

### **109 – 111 BROWNHILL ROAD** **CATFORD SE6 2HF**

#### **LOCATION**

The property is situated fronting Brownhill Road which forms part of the South Circular Road (A205) between Catford and Hither Green. The property benefits from considerable passing vehicular traffic particularly during the rush hour periods and the surrounding area is a densely populated residential catchment. There are a number of local schools nearby and the property shares the vicinity with mixed retail and office users.



## **DESCRIPTION**

The property comprises two adjoining ground floor shops which currently do not interconnect. Number 109 has additional rear accommodation in the form of a very usable office/storeroom with good natural light and there is a coal hole type basement beneath. Both units are set behind forecourts which may be suitable for external display.

## **ACCOMMODATION**

### **109 Brownhill Road**

<b>Gross Frontage</b>	<b>5.02m</b>	<b>16'5</b>
<b>Internal Width</b>	<b>4.05m</b>	<b>13'3 narrowing to 3.38m (11'1) after 5.02m (16'5)</b>
<b>Shop Depth</b>	<b>7.95m</b>	<b>26'11</b>
<b>Sales Area</b>	<b>33.90m<sup>2</sup></b>	<b>365 ft<sup>2</sup> (approx)</b>
<b>Rear office/store</b>	<b>27.87m<sup>2</sup></b>	<b>300 ft<sup>2</sup> (approx)</b>
<b>Basement</b>	<b>8.36m<sup>2</sup></b>	<b>90 ft<sup>2</sup> (approx)</b>

### **111 Brownhill Road**

<b>Gross Frontage</b>	<b>4.57m</b>	<b>15'</b>
<b>Internal Width</b>	<b>3.96m</b>	<b>13'</b>
<b>Shop Depth</b>	<b>7.31m</b>	<b>24'</b>
<b>Sales Area</b>	<b>28.79m<sup>2</sup></b>	<b>310 ft<sup>2</sup> (approx)</b>

**NB: please note there is no independent WC with this unit**

**Figures relating to accommodation are approximate and rounded down 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 properties are offered by way of a new lease or leases on full repairing and insuring terms the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. 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 of the individual shops 109 Brownhill Road will be **£10,000 (ten thousand pounds)** per annum exclusive. 111 Catford Hill will be **£6,000 (six thousand pounds)** per annum exclusive. A letting of the pair may be effected at **£14,000 (fourteen thousand pounds)** per annum exclusive.

## **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.