

Hooper

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PROMINENT
SHOP AND FORECOURT
TO LET
WITH A1 AND A2 USE

PROVIDING A NEWLY REFURBISHED SHOP OVER GROUND AND LOWER GROUND FLOOR SET BEHIND A USEFUL FORECOURT FRONTING THE SOUTH CIRCULAR ROAD AND AVAILABLE UNDER A NEW LEASE

244 BROWNHILL ROAD CATFORD
LONDON SE6 1AU

LOCATION

The property is situated set back from the pavement at the end of a secondary parade on Brownhill Road which forms part of the A205 South Circular Road. The property benefits from significant passing vehicular traffic but pedestrian flow is limited. The property shares the parade with a mixture of specialist and service operators and retailers including the Money Shop. The surrounding area is a densely populated residential catchment which the parade is able to service.



DESCRIPTION

The property comprises a ground floor and semi-basement lockup shop with full basement beneath at the end of a parade. The property is set behind a useful forecourt with a cross-over enabling vehicular access. The property has a recently installed shop front, new internal WC, plain painted walls and ceilings. The property is considered suitable for a variety of businesses.

ACCOMMODATION

| | | |
|---------------------------|---------------------|---|
| Gross Frontage | 5.51m | 18'1 |
| Internal Width | 3.93m | 12'9 narrowing to 3.07m (10'10) after 6.12m (20'10) |
| Maximum Shop Depth | 14.44m | 47'4 |
| Front Sales | 24.61m ² | 265 ft ² (approx) |
| Rear Sales (lower ground) | 26.01m ² | 280 ft ² (approx) |
| TOTAL SALES | 50.63m ² | 545 ft ² (approx) |
| Basement | 54.81m ² | 590 ft ² (approx) |
| Internal WC | | |
| Forecourt | 38.08m ² | 410 ft ² (approx) |

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 currently benefits from use within Classes A1 (General Retail) and A2 (Retail/Office) of the current Use Classes Order and would suit a variety of trades. 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 **£10,000 (ten 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.