

Hooper

NAYLOR FRIEND

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KIOSK SHOP **TO LET**

LOCATED IN A POPULAR PARADE CLOSE TO LEE MAINLINE STATION AND SET BEHIND A DEEP PAVEMENT.

35A BURNT ASH HILL, LONDON SE12 0AE

LOCATION

The property is situated fronting Burnt Ash Hill set behind a deep pavement and in a well established block. Burnt Ash Hill is a busy link between the South Circular Road and Lee Green and the property is relatively close to Lee mainline over-ground station. The surrounding area is a densely populated residential catchment which the Parade is able to service. Burnt Ash Hill is a busy bus route and the property is highly visible to passing vehicular traffic.



DESCRIPTION

The property comprises a small lock up shop unit with small covered storage area to the rear. The property is considered suitable for a variety of businesses particularly those requiring limited floor space.

ACCOMMODATION

Frontage	11'4	3.5m
Internal Width	11'5	3.4m
Shop Depth	27'8	8.5m
Sales Area	307 ft ²	28.56m ² (approx)
Covered storage	69 ft ²	6.4m ² (approx)
WC Facilities		

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 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 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

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.