

Hooper

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GOOD SIZED FORMER A3 SHOP **TO LET**

WITH USEFUL BASEMENT STORAGE AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

53 CAMBERWELL ROAD,
LONDON SE5 0EZ

LOCATION

The property is situated fronting Camberwell Road just to the north of its junction with Albany Road between Camberwell and the centre of Walworth. Camberwell Road is a continuation of Walworth Road linking the Elephant & Castle with Camberwell Green and the property benefits from considerable passing vehicular traffic and several bus routes. The surrounding area is an extremely densely populated residential catchment with much redevelopment planned and a good mixture of both private and local authority housing.



DESCRIPTION

The property comprises a ground floor shop with basement storage beneath set within a parade of similar units. The property, which has previously been used as a takeaway restaurant, was most recently used for a mixture of retail and beauty businesses but would suit a variety of trades. The property has tiled floors, suspended ceiling, security shuttering and a full height basement providing useful additional storage. At the very rear is a former kitchen and there are male and female WCs.

ACCOMMODATION

Gross Frontage	5.36m	17'6
Internal Width	4.48m	14'7 widening to 5.12m (16'8) after 5.30m (17'4)
Shop Depth	15.24m²	50'
Sales Area	74.32m²	800 ft²(approx)
Former Kitchen	16.25m²	175 ft²(approx)
Basement	36.23m²	390 ft²(approx)
Internal Male & Female WCs		

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 has most recently operated in the retail field but was previously operated as a takeaway restaurant and this use may be capable of reinstatement. Interested parties must make their own enquiries of the local Planning Authority in this regard.

RENT

An initial rent of **£22,500 (twenty two thousand five hundred 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.