



SMALL SHOP AND FORECOURT **TO LET**

LOCATED FRONTING CATFORD HILL BETWEEN THE SOUTH CIRCULAR ROAD AND LOWER SYDENHAM AND AVAILABLE UNDER A NEW LEASE

125 CATFORD HILL
LONDON SE6 4PR

LOCATION

The property is situated fronting Catford Hill in a secondary parade between the South Circular Road and Lower Sydenham. Catford Hill is a relatively busy cut-through and bus route and the property benefits from a good deal of passing vehicular traffic but pedestrian flow is limited making the property suitable for specialist trades more than general retail.

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DESCRIPTION

The property comprises a ground floor lock-up shop set behind a small forecourt and having been basically refurbished. It has an internal WC, new electrics (not tested) and neutral decoration.

ACCOMMODATION

Gross Frontage	4.57m	15'
Internal Width	12.95m	12'5 widening to 4.99m (16'4) after 4.93m (16'2)
Shop Depth	10.45m	34'3
Sales Area	32.51m ²	350 ft ² (approx)
Forecourt	21.83m ²	235 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 falls within class A1(General Retail) of the Current Town and Country (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 **£7,500 (seven 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.