

Hooper

NAYLOR FRIEND

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## **A3 SHOP** **TO LET**

FRONTING THE SOUTH CIRCULAR ROAD CLOSE TO CATFORD BRIDGE STATION AND  
AVAILABLE UNDER A NEW LEASE WITH NIL PREMIUM

### **15 CATFORD HILL, SE6 4NU**

#### **LOCATION**

The property is situated on the outskirts of Catford fronting the South Circular Road at a busy intersection. The property is within walking distance of Catford Bridge Station and is highly visible to significant volumes of passing vehicular traffic joining the South Circular Road or from using Catford Hill as a link between Catford and Sydenham. The property shares the Parade with a mixture of uses including other catering units, bicycle retailers and specialist traders.



## **DESCRIPTION**

The property comprises a ground floor lock up A3 premises used previously as a café and a small restaurant. The property is arranged internally as front sales area, kitchens to the rear and male and female WCs. There is rear access to a service road and parking for one vehicle to the rear. There is a restricted height basement which may provide some limited storage.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>4.87m</b>	<b>16'</b>
<b>Internal Width</b>	<b>3.96m</b>	<b>13'</b>
<b>Shop Depth</b>	<b>8.68m</b>	<b>28'5</b>
<b>Sales Area</b>	<b>29.72m<sup>2</sup></b>	<b>320 ft<sup>2</sup> approximately</b>
<b>Kitchen/Preparation Area</b>	<b>20.43m<sup>2</sup></b>	<b>220 ft<sup>2</sup> approximately</b>
<b>Restricted Height Storage</b>		
<b>Rear Access to parking area for one car</b>		

**Figures relating to accommodation are approximate and rounded down 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 A3 (Catering) of the current Town and Country (Use Classes) Order 1987 and was most recently used as a café/restaurant. 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 **£12,500 (twelve 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.