

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

SHOP AND FORECOURT **TO LET**

FRONTING CAVENDISH ROAD AND SET BEHIND A USEFUL FORECOURT AND AVAILABLE UNDER A NEW LEASE

262 CAVENDISH ROAD
BALHAM SW12 0BT

LOCATION

The property is situated fronting Cavendish Road close to its junction with Weir Road and just one door away from Magnet kitchen and bathroom showroom. Cavendish Road is a busy cut-through and the property benefits from considerable passing vehicular traffic although pedestrian flow is limited. The surrounding area is a densely populated residential catchment and the property is within easy striking distance of the South Circular Road giving good access to surrounding areas.



DESCRIPTION

The property comprises a ground floor lock up shop with a good sized rear addition and therefore providing good overall accommodation. The property has been refurbished to provide newly decorated walls, skylights within the rear addition providing excellent natural light and an internal WC. The property's forecourt has a crossover making the forecourt suitable for parking, loading or external display.

ACCOMMODATION

Gross Frontage	3.96m	13'
Internal Width	3.38m	11'1 narrowing to 2.86m (9'4) after 6.46m (21'2)
Max Shop Depth	17.40m	57'1
Front Sales Area	23.68m²	255 ft² (approx)
Additional sales	44.12m²	475 ft² (approx)
Total	67.81m²	730 ft² (approx)
Internal WC		

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 although the property may be suitable for alternative uses, subject to any necessary consents.

RENT

An initial rent of **£13500 (thirteen 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.