

Hooper

NAYLOR FRIEND

## **WELL POSITIONED LOCK UP SHOP** **TO LET**

JUST A SHORT WALK FROM FOREST HILL MAINLINE STATION AND CLOSE TO SOME MULTIPLES INCLUDING BARCLAYS BANK AND BOOTS THE CHEMIST

**8 DARTMOUTH ROAD, FOREST HILL,**  
**SE23 3XU**

### **LOCATION**

The property is situated fronting Dartmouth Road close to its intersection with London Road in Forest Hill and very close to Forest Hill mainline station. London Road forms part of the main South Circular Road and Dartmouth Road is a link between this road and Sydenham. The property benefits from a good deal of passing vehicular traffic including a number of bus routes and an amount of pedestrian flow generated by nearby local and specialist retailers but also a number of multiples including Barclays Bank, KFH Estate Agents, Boots the Chemist and others.



## **DESCRIPTION**

The property comprises a ground floor lock up shop with good overall frontage. The shop has most recently been used for retail clothing but would be considered suitable for a variety of businesses. There is an internal WC and water supply.

## **ACCOMMODATION**

Gross Frontage	6.58m	21'6
Internal Width	16'	4.87m widening to 5.54m (18'2) after 1.67m (5'5) and narrowing to 2.74m (9') after 5.45m (17'9)
Shop Depth	6.30m	20'7
Sales Area	34.83m <sup>2</sup>	375 ft <sup>2</sup> (approx)
Office/Store	6.50m <sup>2</sup>	70 ft <sup>2</sup> (approx)
Kitchenette	4.64m	50 ft <sup>2</sup> (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 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 **£10,000 (ten 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.