

Hooper

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GROUND FLOOR SHOP FRONTED **OFFICE WITH PARKING** **TO LET**

LOCATED FRONTING DENMARK HILL BETWEEN CAMBERWELL AND HERNE HILL AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

121 DENMARK HILL CAMBERWELL
LONDON SE5 8EN

LOCATION

The property is situated fronting Denmark Hill close to its junction with Champion Park to the south of Camberwell forming part of a relatively recent development. Denmark Hill is a busy thoroughfare and bus route linking Herne Hill with Camberwell and beyond towards Central London. The property benefits from a great deal of passing vehicular traffic and some pedestrian flow generated by nearby occupiers, the proximity to Denmark Hill overground railway station and Kings College Hospital.



DESCRIPTION

The property comprises a ground floor shop fronted office most recently operated as a Metropolitan Police community office. The property has excellent security with shuttering across the entire frontage, air conditioning and ventilation installed (not tested) and three car parking spaces to the rear. The property is considered suitable for a variety of businesses either as offices or potentially as retail subject to any necessary changes of use.

ACCOMMODATION

Gross Frontage	28'2	8.6m
Internal Width	28'2	8.6m
Built Depth	26'5	8.1m
Sales Area	775 ft²	70m² (approx)

Externally – covered parking for 3 cars.

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 B1 (General Office) of the current Use Classes Order and has most recently been operated as a Metropolitan Police community office. The property may have alternate uses available to it, such as A1 (Retail) or A2 (Professional Office) subject to any necessary consents. 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 **£13,000 (three 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.