

Hooper

NAYLOR FRIEND

**LARGE MOTOR REPAIR**  
**WORKSHOP, OFFICES, FORMER**  
**SHOWROOM AND YARD**  
**TO LET**

LOCATED JUST OUTSIDE THE CENTRE OF CROYDON AND AVAILABLE UNDER A NEW  
LEASE FOR UP TO 5 YEARS

**13-19 DERBY ROAD, CROYDON, CR0 3SE**

**LOCATION**

The property is situated with direct access from Derby Road, a mixed commercial and residential location just off London Road in the centre of Croydon. The property is just a few moments walk from West Croydon station and the property also has easy access to the tram and numerous bus routes servicing the area. There is extensive shopping and services provided by Croydon town centre.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises a former showroom and large workshop occupied by a Renault dealership but now largely vacant. The former showroom is set behind a large parking area which has most recently been operated as a pre-paid car park – on operation which could be continued by an incoming occupier. The workshop area has a roller shutter door, tiled floors and operated previously with 6 ramps that are still in situ but which have not been tested. The former showroom has sliding doors onto the yard area and could be used once again as showroom spaces or for alternative uses subject to any particular requirements and any necessary consents. The first floor provides offices and ancillary accommodation with the area creating 5 main rooms plus kitchen and WC areas.

It should be noted that some works are required particularly to the offices but also some other areas and the landlords have accommodated the need for these works in the competitive terms being sought.

## **ACCOMMODATION**

<b>Ground Floor Former Showroom</b>	<b>464.50m<sup>2</sup></b>	<b>5,000 ft<sup>2</sup> (approx)</b>
<b>Workshops</b>	<b>565.76m<sup>2</sup></b>	<b>6,090 ft<sup>2</sup> (approx)</b>
<b>First Floor</b>	<b>222.96m<sup>2</sup></b>	<b>2,400 ft<sup>2</sup> (approx)</b>

**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 for up to 5 years on full repairing and insuring terms excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 Part II as amended. The property may be let as an entirety or as a showroom and yard and independent workshop.

## **USE/PLANNING**

We understand the property will have mixed used falling within Class B1 (General Industrial) of the current Town and Country (Use Classes) Order on the workshop space but with the showroom falling outside the Use Classes Order, therefore being Suis Generis. 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**

The initial rent for the entirety is **£90,000 (ninety thousand pounds)** per annum exclusive. If let independently, the workshop and offices will be **£45,000 (forty five thousand pounds)** per annum exclusive and the showroom and yard also **£45,000 (forty five thousand pounds)** per annum exclusive.

## **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.