

Hooper

NAYLOR FRIEND

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NEW BUILD GROUND FLOOR **LOCK UP SHOP TO LET**

LOCATED FRONTING TULSE HILL AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

16 DEWEY LANE TULSE HILL SW2

LOCATION

The property is situated fronting Tulse Hill. Tulse Hill is a busy link road between the South Circular Road and Brixton Town Centre and the property therefore benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods. Pedestrian flow is generated by nearby retailers including Cost Cutters. The nearest major landmark is the Allied Carpets building on the corner of Brixton Water Lane.



DESCRIPTION

The property comprises a new development retail unit with a glazed shop front located in a mid terraced mixed commercial and residential building. The property is in a shell condition, ready for tenants fit out.

ACCOMMODATION

Gross Frontage	7.21m (23'08ft)
Internal Width	6.60m (21'08)
Maximum Shop Depth	5.38m (17'08)
Sales Area	35.30m ² (380 sq ft) (approx)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/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 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 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 **£8,500 (eight 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