

Hooper

NAYLOR FRIEND

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PROMINENT SHOP AND
SMALL YARD
TO LET

LOCATED OPPOSITE BROCKWELL PARK CLOSE TO A BUS STOP AND AVAILABLE
UNDER A NEW LEASE

147 DULWICH ROAD, HERNE HILL,
SE24 ONG

LOCATION

The property is situated fronting Dulwich Road close to its junction with Norwood Road in Herne Hill. The property is directly opposite Brockwell Park and within a short walk of Herne Hill mainline station and is located close to a busy bus stop which enhances pedestrian footfall. The surrounding area is a densely populated residential catchment which the property has the capacity to service.

DESCRIPTION

The property comprises a ground floor lock up shop with restricted height basement and small yard forming part of a small parade. The property has security shuttering, part suspended ceiling and was most recently used as a off-licence and grocery store.

ACCOMMODATION

Gross Frontage	13' (3.96m)
Internal Width	10' (3.04m) widening to 3.93m (12'9) after 7.22m (23'7)
Shop Depth	35'6 (10.85m)
Sales Area	390 ft ² (36.23m ²)(approx)
Small Yard	
Outside WC	
Restricted Height Basement	

Figures relating to accommodation are approximate and rounded down 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 to be offered under 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 but 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 **£11,500 (eleven 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.