

Hooper

NAYLOR FRIEND

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**VERY PROMINENT CORNER**  
**POSITION SHOP AND STORE**  
**TO LET**

SET BEHIND POTENTIALLY USEFUL FORECOURTS AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**2 GIBBON ROAD, NUNHEAD, SE15 2AS**

**LOCATION**

The property is situated in a corner position at the junction of Gibbon Road and Evelina Road in Nunhead. Evelina Road is a busy cut-through between East Dulwich and New Cross and the property is highly visible to passing vehicular traffic particularly that travelling from New Cross to East Dulwich via Nunhead. The surrounding area is extremely mixed and is largely a densely populated residential catchment with pockets of commercial property nearby. The corner position and return frontage to the property ensures high visibility and makes the property suitable for those businesses requiring to be easily found and which do not require significant pedestrian footfall. There is unrestricted parking on Gibbon Road itself which will also facilitate destination trades.

## **DESCRIPTION**

The property comprises a corner position ground floor shop set behind forecourts on each frontage. The property has been most recently used as a retail pharmacy and has security shuttering over both the main and return frontages and the entrance door. Internally the property is arranged as a slightly irregularly shaped ground floor shop together with store/workroom to the rear and an internal WC.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>6.09m</b>	<b>20'</b>
<b>Internal Width</b>	<b>6.00m</b>	<b>19'7</b> narrowing to 4.38m (14'4) after 4.17m (13'7) narrowing further to 3.53m (11'6) at the rear
<b>Shop Depth</b>	<b>7.46m</b>	<b>24'5</b>
<b>Sales Area</b>	<b>38.08m<sup>2</sup></b>	<b>410 ft<sup>2</sup> (approx)</b>
<b>Storage</b>	<b>14.39m<sup>2</sup></b>	<b>155 ft<sup>2</sup> (approx)</b>
<b>Internal WC</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 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 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 **£8,000 (eight 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.