

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

WELL POSITIONED LOCK UP SHOP **TO LET**

LOCATED IN A POPULAR PARADE BETWEEN CRYSTAL PALACE AND DULWICH AND AVAILABLE UNDER A NEW LEASE.

234 GIPSY ROAD
WEST NORWOOD LONDON SE27 9RB

LOCATION

The property is situated fronting Gypsy Road forming part of a popular secondary parade between Crystal Palace, Dulwich and West Norwood. Gypsy Road is a busy thoroughfare, cut-through and bus route and the property benefits from considerable passing traffic and an amount of pedestrian flow generated by nearby trades and the proximity of a pedestrian crossing. Gypsy Road benefits from short term parking bays which encourage quick stop trade to the area. The majority of traders in the vicinity are local in nature. There is a William Hill Bookmaker just a few doors away. The surrounding area is a densely populated and affluent catchment that the parade is able to service.



DESCRIPTION

The property comprises a ground floor lock up shop formerly used as a post office but considered suitable for a variety of uses. The property has a traditional shop front, high ceilings and natural light from the rear. The property is to benefit from a new internal WC and small kitchenette.

ACCOMMODATION

Gross Frontage	5.02m	16'5
Internal Width	3.96m	13'
Shop Depth	10.72m	35'2
Sales Area	470 ft ²	43.66m ² (approx)

New WC and Kitchenette yet to be installed.

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 under either 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 Use Classes Order and would suit a variety of businesses. It should be noted that the landlords would entertain uses within Class A2 (Retail/Office) or D1 (Medical) subject to any necessary consents.

RENT

An initial rent of **£11,000 (eleven 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